Davidson County DEEDWARR
Recvd: 06/18/02 10:39 2pgs
Fees:13.00 Taxes:455.10

20020618-0073518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2002.

Notary Public

MY COMMISSION EXPIRES: JULY 26, 2003 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryon J. Wells	Wilson Bank and Trust	Map: 095-10-0-08.00
(NAME) 120 Quinn Circle	(NAME) 623 W. Main Street	Parcel:
(ADDRESS) Nashville TN 37210	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES MICHAEL SCHMIDT AND PATRICIA SUE SCHMIDT JOHNSON AND MELISSA SCHMIDT MORRIS, DEVISEES UNDER THE WILL OF DOROTHY R. SCHMIDT, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto BRYON J. WELLS, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 30, W. E. QUIN, JR.'S LEBANON ROAD SUBDIVISION, as shown by plat appearing of record in Plat Book 1424, page 111, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Martin W. Schmidt and wife, Dorothy Schmidt, by Warranty Deed of record in Book 2154, page 559, said Register's Office. Martin W. Schmidt having predeceased Dorothy Schmidt and Dorothy Schmidt, aka Dorothy R. Schmidt and Dorothy Rollins Schmidt, having died testate on 9/27/01. Subject property was devised to Charles Michael Schmidt, Patricia Sue Schmidt Johnson and Melissa Schmidt Morris by Dorothy Schmidt's Will of record in Volume 2670, page 490737, Probate Court Clerk's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

All matters as shown on the plan of record in Plat Book 1424, page 111, said Register's Office.

THIS PROPERTY IS NOT THE USUSAL PLACE OF RESIDENCE OF THE GRANTEE.

Unimproved ( )
This is improved (X) property, known as 120 Quinn Circle, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of June, 2002.

Charles Michael Schmidt

Patricia Sue Schmidt Johnson

Melissa Schmidt Morris

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Charles Michael Schmidt and Patricia Sue Schmidt Johnson and Melissa Schmidt Morris, devisees under the Will of Dorothy R. Schmidt who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2002.

Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027