Davidson County DEEDWARR
Recvd: 02/07/03 08:55 2pgs
Fees:13.00 Taxes:236.06

20030207-0016939

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,800.00
Angela G. Allen
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2003.
Notary Public
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela G. Allen 403 Rachels Court West Hermitage, TN 37076	Cavalry Banking 114 West College St. Murfreesboro, TN 37130	Map 075.07 Parcel 244.00

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, we,

Ann M. Wellspring Edwards and John Wellspring, sole heirs of Frances Wellspring

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Angela G. Allen, unmarried

Hereinafter called the grantees, their 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 LOT NO. 138 ON THE ZONE LOT DIVISION OF LOTS 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 AND 21, RACHEL SQUARE, SECTION ONE, AS OF RECORD IN BOOK 6250, PAGE 539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANCES WELLSPRING, UNMARRIED, BY DEED FROM THE RESOURCE FOUNDATION, INC., DATED JANUARY 7, 1994, AND OF RECORD IN BOOK 9215, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Conveyed to grantor in Affidavit of Heirship 20030207-0016937

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years. Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 539, Register's Office for Davidson County, Tennessee.
2) Property is subject to Rachel Square, Section One, Planned Unit Development, of record in Book 6250, Page 539, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 403 Rachels Court West, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hand(s) this 31st day of January, 2003.

Ann M. Wellspring Edwards
Ann M. Wellspring Edwards

John Wellspring
John Wellspring

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ann M. Wellspring Edwards, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

STATE OF INDIANA

COUNTY OF MARION

Personally appeared before me, John Wellspring, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2003.

NOTARY PUBLIC

My Commission Expires:

12/3/2010

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076