ADDRESS NEW OWNERS and
SEND TAX BILLS:
ROBERT WELLS and wife,
LINDA WELLS
81 Polk Avenue
Nashville, TN 37210

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
106 - 5 - 100 & 101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, TIMOTHY R. PUCKETT and wife, VYCKI C. PUCKETT, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ROBERT WELLS and wife, LINDA WELLS, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

TRACT 1:

Being Lot No. 29 on the Plan of A. M. Brown's Land, of record in Plat Book 57, Page 126, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II:

Being Lot No. 30 & part of Lot No. 31 on the Plan of A. M. Brown's Land, of record in Plat Book 57, Page 126, Register's Office of Davidson County, Tennessee.

Said Lot No. 30 and part of Lot No. 31 front together 60 feet on the westerly side of Cleveland Avenue and extend back between parallel lines 132-1/2 feet to an alley in the rear.

Being the same property conveyed to Timothy R. Puckett and wife, Vycki C. Puckett by deed of record in Instrument No. 20010207-0012263, Register's Office for Davidson County, Tennessee.

Both tracts are subject to easements of record in Book 3794, Page 831 and Book 5218, Page 610, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 28 & 30 Cleveland Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 05/02/03 09:43 2pgs
Fees:13.00 Taxes:703.00
20030502-0058696

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 9 day of April, 2003.

TIMOTHY R. PUCKETT

VYCKI C. PUCKETT

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, TIMOTHY R. PUCKETT and wife, VYCKI C. PUCKETT, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9 day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $190,000.00.

AFFIANT

Subscribed to and sworn before me, this the 9 day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

10/24/05

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