Davidson County DEEDWARR
Recvd: 05/09/03 11:46 2pgs
Fees:13.00 Taxes:281.20

20030509-0062588

~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41900**

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 28th **DAY OF APRIL, 2003.**

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
PATRICIA D. BENDER **330 Hickory Place** **Nashville, TN 37214**	Stockton Turner, LLC 1722 General George Patton Dr. Brentwood TN 37027	**96-11-A-54**

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, BRYON WELLS and wife, CATHERINE C. WELLS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA D. BENDER, 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 Unit No. G-4, Phase V, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, page 187, and referred to as Exhibit "C" found at page 190. Unit G-4 being part of the Unit Plan for Phases 2-B, Section I, Hickory Place Condominiums of record in Plat book 6250, page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Bryon Wells, a married person, by deed from Stephen L. Vire and wife, Dianne Reid Vire, of record in Instrument Number 20030127-0010797, Register's Office for Davidson County, Tennessee. The said Catherine C. Wells, wife of Bryon Wells, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **330 Hickory Place, Nashville, Tennessee 37214**

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 HANDS THIS 28th **DAY OF APRIL, 2003.**

X Bryon Wells
BRYON WELLS

Catherine C. Wells BY Bryon Wells, ATTORNEY-IN FACT
CATHERINE C. WELLS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRYON WELLS ~~and wife, CATHERINE C. WELLS~~, the 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 and official seal at Nashville, Tennessee, this the 28 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, Bryon J. Wells, as attorney in fact for Catherine C. Wells, being so authorized by power of attorney recorded simultaneously herewith to sign on behalf of Catherine C. Wells, as though she had acted personally.

Witness my hand this 28th day of April, 2003.

Notary Public

3/25/06
Commission Expires

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.