PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45708
Dav. Co. File: Box 8

Escrow Services of Tennessee LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/23/04 08:43 2pgs
Fees:13.00 Taxes:764.05
20040623-0074203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicky D. Wells Allison B. Wells 717 Kendall Drive Nashville, Tennessee 37209	ABN AMRO Mortgage Group, Inc. 2600 Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 103-10-3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$206,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory P. Arnold and spouse, Risa J. Arnold**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicky D. Wells and spouse, Allison B. Wells** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Brookside Courts Addition NO. 3 of record in Book 1835, page 107, Register's Office for said County, to which plan reference is made for a more complete description, together with and subject to an easement for drive way purposes granted in Book 5159, page 869, Register's Office for said County.

Being the same property conveyed to Gregory P. Arnold and wife, Risa J. Arnold by deed from Anna Wilson (formerly known as Anna Eunice Eubanks) and husband, Tim R. Wilson of record in Book 10419, page 715, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 20 foot easement for public utility and drainage purposes along the rear line(s), together with a utility line lying therein; Easement for Driveway purposes granted in Book 5159, page 869, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 717 Kendall Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2004.

Gregory P. Arnold

Risa J. Arnold

State of TENNESSEE
County of DAVIDSON

On this 21st day of June, 2004 , before me the undersigned authority, personally appeared Gregory P. Arnold Risa J. Arnold , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $206,500.00

Affiant

Sworn and subscribed before me this the 21st day of June, 2004

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.