WARRANTY DEED

G-MFR-04-2613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Mary Frances Rudy
Affiant

Subscribed and sworn to before me this 20th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Mary Frances Rudy	New Owner (NAME)	
2613 Belmont Boulevard		117-4-105
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANCIS WELLS AND WIFE, ANN WELLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 186 and the Southerly 10 feet of Lot # 185 on the Belmont Land Company's Plan of Lots called Belmont Heights of record in Book 421, page 34, Register's Office for said County.

Said Lot No. 186 and the southerly part of Lot No. 185 front together 110 feet on the westerly side of Belmont Boulevard and run back between parallel lines with the northerly margin of Rosewood Avenue 175 feet to an alley.

Being the same property conveyed to Francis Wells and wife, Ann Wells by Warranty Deed executed November 4, 1976 and filed for record on November 10, 1976 in Book 5086, page 215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2613 Belmont Boulevard, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of September, 2004.

Francis Wells

Ann Wells

Davidson County DEEDWARR
Recvd: 09/24/04 08:36 2pgs
Fees:13.00 Taxes:2405.00

20040924-0115253

STATE OF Tennessee
COUNTY OF Davidson

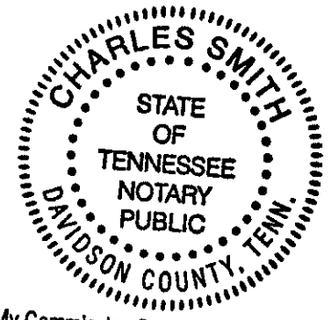
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Francis Wells and Ann Wells, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903