Davidson County DEEDWARR
Recvd: 11/09/04 15:29 2 pgs
Fees:13.00 Taxes:569.80
20041109-0135329

WARRANTY DEED

B-ERA-04-0921

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Kassandra Neff
Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/24/10 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

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:	MAP-PARCEL NUMBERS
John F. Queen	USAA Federal Savings Bank	
921 14th Avenue South (ADDRESS)	(NAME) 10750 McDermott Freeway	105-1-38
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(ADDRESS) San Antonio TX 78288 (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 DANIEL K. WELLS AND NINA ADEL-WELLS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN F. QUEEN AND WIFE, MARGARET M. QUEEN, 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. 96 ON THE MAP OF B.F. SHIELD'S HEIRS PLAN OF LOTS OF RECORD IN BOOK 57, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 96 FRONTS 47.48 FEET ON THE WESTERLY SIDE OF 14TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE NORTHERLY MARGIN OF GRAND AVENUE, 141.75 FEET TO AN ALLEY.

Being the same property conveyed to Daniel K. Wells and wife, Nina Adel-Wells by Quitclaim Deed dated June 20, 2002 and filed for record on June 28, 2002 in Instrument Number 20020628-0078480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 921 14th Avenue South, 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 5th day of November, 2004.

Daniel K. Wells

Nina Adel-Wells by Daniel K. Wells Atty in Fact

Nina Adel-Wells by Daniel K. Wells, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel K. 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 5th day of November, 2004.

Notary Public

My Commission Expires: 5/24/03

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2003

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 5th day of November, 2004, before me personally appeared Daniel K Wells to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nins Adel - Wells and who acknowledged that he/she executed the same as the free act and deed of the said Nins Adel - Wells by virtue of that Power of Attorney, duly executed by the said Nins Adel - Wells on October 26, 2004 and recorded concurrently herewith in Instrument No. 20041109-0135328 or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 5/24/03

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2003

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903