Davidson County DEEDWARR
Recvd: 12/07/04 11:26 2pgs
Fees:13.00 Taxes:1063.75

20041207-0145654

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,500.00

Affiant

Subscribed and sworn to before me this 7th day of December 2004.

Notary Public
My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
John F. Wells 104 Newton Nook Brentwood TN 37027	Churchill Mortgage Corp. 7101 Old Hickory Blvd., Ste. 400 Brentwood, TN 37027	172-13-0-A/35.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert E. Wages, III and wife Phyllis M. Ohlemacher hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John F. Wells and Ellen R. Wells, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 104 on the plan of Williams Grove Section One of record in Book 9700 page 580, 581 & 582 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert E. Wages, III and wife Phyllis M. Ohlemacher by deed from Pulte Homes Tennessee Limited Partnership of record in Book 11407 page 359 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Williams Grove Section One of record in Book 9700 Pages 580, 581 & 582, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book10741 page 678 and amended in Book 11167 page 758 and Book 11643 page 316 and Instrument No. 199912060300190, No. 200106180064214, 200105140049490 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Williams Grove Homeowner's Associaiton of record in Book 10741 page 671 and amended in Instrument No. 200105140049490

This property is improved property known as 104 Newton Nook, Brentwood, Tennessee 37027

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.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of December, 2004.

Robert E. Wages, III

Phyllis M. Ohlemacher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Wages, III and Phyllis M. Ohlemacher, the bargainor(s), 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 Brentwood, Tennessee, this 3rd day of December, 2004.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 04687