THIS INSTRUMENT PREPARED BY:
CROSSLAND TITLE
9051 EXECUTIVE PARK DRIVE, STE 100
KNOXVILLE, TENNESSEE 37923
FILE NO. 20040068

Davidson County DEEDWARR
Recvd: 01/13/05 13:08 2 pgs
Fees:13.00 Taxes:451.40

20050113-0004953

WARRANTY DEED

THIS INDENTURE is made this the 12th day of January, 2005, by and between WILLIAM R. WELLS, UNMARRIED AND JANEEN R. WELLS, UNMARRIED hereinafter referred to as "Grantors" and LYNN HELLETT, hereinafter referred to as "Grantees."

WITNESSETH

THAT, Grantors, for and in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration in hand, paid by the hereinafter named grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantees that certain real property and premises described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

With the hereditaments and appurtenances thereto appertaining, to have and to hold the said premises to Grantees, and Grantees successors, heirs, executors, administrators, and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Grantors, for Grantors and Grantor's successors and assigns, does hereby covenant with Grantees, and Grantee's successors, heirs, executors, administrators and assigns, that Grantors is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances, except taxes for the current year of 2003 which are to be prorated between parties, and that Grantors will forever warranty and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantors has hereunto set Grantor's hand and seal the day, month and year first above written.

William W. Wells
WILLIAM W. WELLS

Janeen R Wells
JANEEN R. WELLS

PAM RICE NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN My Commission Expires 10/30/2005

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM W. WELLS AND WIFE, JANEEN R. 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 Knoxville, Tennessee, this the 12th day of January, 2005.

My Commission expires: _____

Pam Rice
Notary Public

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, which is greater, is $122,000.00.

Lynn Hellett
Affiant

Subscribed and sworn to before me this the 12th day of January, 2005.

Pam Rice
Notary Public

PAM RICE NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN My Commission Expires 10/30/2005

Property Owners and Address:
LYNN HELLETT, 2820 PENN MEADE DRIVE, NASHVILLE, TN 37214
SEND TAX BILLS TO: SAME **TAX ID NO. 052-130-B-192.00**

052-130-B-192.00

EXHIBIT "A"

SITUATED in Davidson County, Tennessee and being known and designated as Lot 2 on the Plan of River Glen, Phase III Section I as shown by plan of record in Instrument #20011207-0135041 in the Register's Office for Davidson County, Tennessee to which plan specific reference is hereby made and incorporated herein as if copied verbatim.

SUBJECT to restrictions and easements as recited in Instrument # 20020813-0098071 in said Register's Office.

SUBJECT to governmental zoning and subdivision ordinances and regulations in effect thereon.

FOR PRIOR DEED REFERENCE INSTRUMENT # 20020813-0098071 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID # 052-B-O-B-192.00

Property Address: 2820 Penn Meade Drive, Nashville, TN 37214

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