WARRANTY DEED

R-TRA-07-1017

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

CHRIS A. REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Diana Elstad	FIFTH THIRD MORTGAGE CO. (NAME)	
3260 McLintock Ave. So. ~~XXXXXXXXXX~~	10710 SIKES PLACE, STE. 350	
(ADDRESS) Seattle, WA 98144 ~~Antioch, TN 37013~~	(ADDRESS) CHARLOTTE NC 28277	183-5A-88.00 CO
(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 MICHAEL S. WELLS, UNMARRIED, AND SHARON T. WELLS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANA ELSTAD, 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. 42 ON THE PLAN OF PHASE ONE, SECTION THREE, OCTOBER WOODS, OF RECORD IN BOOK 9700, PAGES 229 AND 230, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL S. WELLS AND WIFE, SHARON T. WELLS BY WARRANTY DEED FROM JAMES G. VAN PREWITT, JR. AND WIFE, SHERI ANN PREWITT, RECORDED ON THE 5TH DAY OF MARCH, 1998 IN BOOK 10823, PAGE 953, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 7900, Page 909; Book 9700, Page 229 and 230; Book 5047, Page 656; Book 5047, Page 661; Book 9840, Page 276; Book 10181, Page 986; Book 9840, Page 267; Book 9840, Page 759; Inst. No. 2000425-0041127; Book 2443, Page 75; Book 9971, Page 560; Book 10010, Page 50; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1017 Colo Trail, Antioch, Tennessee 37013
(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 ~~9th~~ 10th day of May, 2007.

Michael S. Wells by Scott Whelan as Attorney in Fact
Michael S. Wells by Scott Whelan as Attorney in Fact

Sharon T. Wells by Mary Frances Rudy as Attorney in Fact
Sharon T. Wells by Mary Frances Rudy as Attorney in Fact
Attorney in fact

Davidson County DEEDWARR
Recvd: 05/16/07 11:54 2 pgs
Fees:13.00 Taxes:660.45

20070516-0058546

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared SCOTT WHELAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL S. WELLS, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL S. WELLS.

Witness my hand and official seal, this the 10th day of May, 2007.

Kaz E. Arbogast
Notary Public

My Commission Expires:

(SEAL)

KAZ E. ARBOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared MARY FRANCES RUDY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHARON T. WELLS, and who acknowledged he/she/they executed the same as the free act and deed of the said SHARON T. WELLS.

Witness my hand and official seal, this the 10th day of May, 2007.

Kaz E. Arbogast
Notary Public

My Commission Expires:

(SEAL)

KAZ E. ARBOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903