WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/08 09:48 2 pg
Fees:13.00 Taxes:462.50

20080404-0034160

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE:

Notary Public

MY COMMISSION EXPIRES: 3-29-2013
(AFFIX SEAL)

LAURA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 2013

Please Return To:
Heritage Title LLC
1717 Allent Ave. Ste 5.
Louisville, KY 40299

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5658

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS To	MAP-PARCEL NUMBERS
Wiley T. Sanford	FRANKLIN AMERICAN MTG	162-13-0 084.00
(NAME)	(NAME)	
204 Cedarcreek Drive	501 Corporate Centre Dr. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles A. Wells Sr. and Nita B. Wells, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wiley T. Sanford, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 57, Revised, Section One, Cedarwood Estates of record in Book 4675, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Charles A. Wells and wife, Nita B. Wells by Warranty Deed dated July 31, 1981 from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Book 5781, Page 460, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles A. Wells and wife, Nita B. Wells by Warranty Deed of record in Book 5781, page 460, Register's Office for Davidson County, Tennessee. Nita Barbara Wells died November 3, 2007 leaving title vested solely in Charles A. Wells as surviving Tenant by the Entireties. Charles Allen Wells, Sr. died November 19, 2007 leaving a Will (Probate Case 07P1949) in which he left the power to dispose of real property to his personal representatives, Charles Allen Wells, Jr. and Kenneth Eugene Wells, without the necessity of court approval or bond by Virtue of Article VI, Item 2.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved x property, known as 204 Cedarcreek Drive, Nashville, TN 37211
(unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 2ND Day of April, 2008.

Charles Allen Wells, Jr. Personal Representative for the Estate of Charles Allen Wells, Sr.

Kenneth Eugene Wells Personal Representative for the Estate of Charles Allen Wells, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Allen Wells, Jr. and Kenneth Eugene Wells the bargainor (s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd ay of April 2008.

Commission expires:

Notary Public

SUSAN B. MOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 15, 2012

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027