WARRANTY DEED Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 -

- - - - - - - - - - - - - - - - - FIVE AND NO/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by W. M. Dean and wife, Ethel Dean, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said W. M. Dean and wife, Ethel Dean, of an indebtedness in the amount of $9,460.98, which indebtedness originally amounted to $10,000.00 and is fully described in a deed of trust executed by John E. Wells and wife, to Albert H. Thomas, Trustee, of record in Book 1368, page 320, Register's Office for Davidson County, Tennessee, we, John E. Wells and wife, Eva May Wells, .

have bargained and sold, and by these presents do transfer and convey unto the said W. M. Dean and wife, Ethel Dean,

their **heirs and assigns, a 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. 9 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25 and 26 in Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, December 1936, and March, 1938, as follows:

Said Lot No. 9 is described as beginning on the southerly margin of 5th Street, at a point 500 feet west of the westerly margin of 10th Avenue South, said point being the corner of Lots Nos. 9 and 10; thence with the line between said two lots, southwardly 200 feet to the common corner of Lots Nos. 9, 10, 19 and 20; thence with the line between Lots Nos. 9 and 20, westwardly 100 feet to the common corner of Lots Nos. 8, 9, 20 and 21; thence with the line between Lots Nos. 8 and 9, northwardly 200 feet to the southerly margin of 5th Street; thence with said street eastwardly 100 feet to the beginning.

Being part of the property conveyed to John E. Wells and wife, Eva May Wells, by deed from A. J. Heise and wife, of record in Book 1383, page 699, Register's Office for said County.

Subject to restrictions in Book 1153, page 517, Register's Office for Davidson County, Tennessee.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. M. Dean and wife, Ethel Dean, their **heirs and assigns, forever.**

And we **do covenant with the said** W. M. Dean and wife, Ethel Dean, **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,** except as described above and 1947 Taxes which have been prorated and assumed by the Grantees herein.

And we, John E. Wells and wife, Eva May Wells, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** W. M. Dean and wife, Ethel Dean, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 17th **day of** June **, 194**7.

John E. Wells

Eva May Wells

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood **, a Notary Public in and for said County and State, the within named** John E. Wells and wife, Eva May Wells,

the bargainors, with whom I am personally acquainted, and who acknowledged that they **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville **, Tennessee, this** 17th **day of** June **, 194**7.

Commission expires January 11, 1950

Lenora Underwood
Notary Public