BK 2601

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Seventeen Thousand Five Hundred and No/100 ---------- $17,500.00 ---------- **DOLLARS**

Cash in hand paid by George H. Barker and wife, Maxine Barker, the receipt of which is hereby acknowledged,

Wells Construction Company, Inc.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~es~~ transfer and convey unto the said** George H. Barker and wife, Maxine Barker

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. 369 on the Plan of Brookmeade Subdivision, Section X, as of record in Book 2331, page 135, Register's Office for Davidson County, Tennessee.
Said Lot No. 369 fronts 153 feet on the easterly margin of Templeton Drive and runs back between lines 314.7 feet on the southerly line and 206 feet on the northerly line to a broken line in the rear, measuring 200.2 feet thereon.
Being the same property conveyed to Wells Construction Company, Inc., by warranty deed from Brookmeade Subdivision, Inc., as of record in Book 2590, page 73 and as corrected by deed of record in Book 2600, page 59, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George H. Barker and wife, Maxine Barker their **heirs and assigns, forever.**

And it does ~~its~~ **covenant with the said** George H. Barker and wife, Maxine Barker **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Wells Construction Company, Inc. **do** ~~the~~ **bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the land to the said** George H. Barker and wife, Maxine Barker their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN TESTIMONY WHEREOF, WELLS CONSTRUCTION COMPANY, INC., a Corporation aforesaid has caused its corporate seal to be affixed hereto and this instrument to be executed by its duly authorized officers, on this 10th day of November, 1976.

WELLS CONSTRUCTION COMPANY, INC.

Attest: Jean F. Wells
Jean F. Wells, Secretary-Treas.

By: John W. Wells
John W. Wells, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19___

Commission expires _____ _____ Notary Public

PG 507