K 2994

WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - - -
Ten and No/100 - *DOLLARS*

Cash in hand paid by Wynand W. Brandel and wife, Delphia Mae Brandel, and other good and valuable considerations as cash, the receipt of all of which is hereby acknowledged, we, John W. Wells and wife, Jean Wells,

have bargained and sold, and by these presents do transfer and convey unto the said Wynand W. Brandel and wife, Delphia Mae Brandel
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 997 on the Plan of West Meade Farms, Inc., Section XV, of record in Book 2663, pages 54 and 55, Register's Office for said County,
Said Lot No. 997 fronts 194.5 feet on the southeasterly side of Jocelyn Hollow Road and runs back 526.8 feet on the northeasterly line and 612.4 feet on the southwesterly line to a dead line in the rear on which it measures 119.6 feet.
Being the same property conveyed to John W. Wells, by deed from West Meade Farms, Inc., of record in Book 2800, page 449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions filed for record July 2, 1958, in Book 2794, page 611; and, the recorded plan shows an Owner's Certificate, a 140 foot set-back line from Jocelyn Hollow Road, a 10 foot easement for public utilities along the easterly rear line and an anchor easement 2.5x20 feet on Jocelyn Hollow Road at both front corners of the lot and an easement 8 feet wide for a utility overhang crossing the front of the lot.

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

And we *do covenant with the said* Wynand W. Brandel and wife, Delphia Mae Brandel
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.*

And We, John W. Wells and wife, Jean 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* Wynand W. Brandel and wife, Delphia Mae Brandel,
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*s *this* 18th *day of* November, *19* 59 .

John W. Wells
Jean Wells

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, P. D. Castleman, *a Notary Public in and for said County and State,* John W. Wells

*one of the within named bargainor*s *, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 18th *day of* November, *19* 59.

P. D. Castleman *Notary Public*

My commission expires July 23 1963