WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Wells	John D. Wells	12D-39066
(NAME:)	(NAME:)	
3008 Lyndale Drive	3008 Lyndale Drive	map 60-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	par 51
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	ew

For and in Consideration of the sum of Ten and no/100 ---------- ----------($10.00) ---------- *DOLLARS*

cash in hand paid by John D. Wells and wife, Beulah Justice Wells, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard F. Justice and wife, Glenda S. Justice,

have bargained and sold, and by these presents do transfer and convey unto the said John D. Wells and wife, Beulah Justice Wells, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 38 on the Plan of Hillhurst Acres, Section 6, as of record in book 2854, page 62, Register's Office for said County. Said Lot No. 38 fronts 125 feet on the southerly side of Lyndale Drive and extends back 172.9 feet on the easterly line and 190.3 feet on the westerly line to a dead line which is a broken line measuring 106.32 feet thereon.
Being the same real property conveyed to Richard F. Justice and wife, Glenda S. Justice, by deed from Hillhurst Homes, a partnership composed of William K. Jones, J. E. Balthrop and R. J. Richmond, of record in book 3032, page 53, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 70-foot building setback line from Lyndale Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 62, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 2930, page 61, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3008 Lyndale Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John D. Wells and wife, Beulah Justice Wells, *their heirs and assigns, forever.*

And we *do covenant with the said* John D. Wells and wife, Beulah Justice Wells *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 taxes for 1964 which are prorated and assumed by the grantees.

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* John D. Wells and wife, Beulah Justice Wells, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* October, *19* 64., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard F. Justice

Glenda S. Justice

[redacted]

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Richard F. Justice and wife, Glenda S. Justice,

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 30 day of October, 1964.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ 25.35
PROBATE .50
TOTAL $ 25.85

NOV 2 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 2 - 1964

CT

Value 16900.00

Jones Title Co.
C-181041

WARRANTY DEED

FROM Richard F. Justice et ux.

TO John D. Hells et ux.

56836

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 2 3 56 PM '64

NOTED: BOOK 114 PAGE 341
RECORDING FEE $ 2.00
DEP. REG. ____

DOCUMENTARY 10 CENTS 10

[illegible] Third & Church
NASHVILLE, TENNESSEE