BOOK 3868 PAGE 13

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Wells et ux.	John W. Wells	W25-~~4295~~ 4 300
(NAME:)	(NAME:)	
6201 Robin Hill Road	6201 Robin Hill Road	MAP 103-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	PAR 229
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	m.c.

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

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DOLLARS

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

I, Paul R. Richards, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Wells and wife, Jean F. 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. 5 of Block 10 on the Plan of Sylvan Park, as of record in book 332, page 104, Register's Office for said County.
Said lot No. 5 fronts 50 feet on the southerly side of Utah Avenue and extends back between parallel lines 160 feet to an alley.
Being part of the real property conveyed to P. R. Richards and wife, Jessie C. Richards, by deed from T. H. Teague and wife, of record in book 529, page 271, said Register's Office, the said Jessie C. Richards having since died.

unimproved (X)
This is improved ( ) property, known as Utah Avenue, 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 W. Wells and wife, Jean F. Wells, their

heirs and assigns, forever.

And I *do covenant with the said* John W. Wells and wife, Jean F. Wells,

that I am *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 the year 1965 which are to be prorated and assumed by the grantees.

And I

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John W. Wells and wife, Jean F. Wells, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* ~~18th~~ 25th *day of* February, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
220 TWO DOLLARS
TWENTY CENTS

Paul R. Richards

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B Duncan, a Notary Public in and for said County and State, Paul R. Richards, a widower,

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

Witness my hand and official seal at Nashville Tennessee this 25TH day of February, 19 65.

Commission expires January 29 1967 H B Duncan Notary Public

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.

STATE TAX $ 2.00
PROBATE
TOTAL $ 3.50

MAR 9 1965

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

PAID MAR 9 1965

71793

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 9 9 42 AM '65

NOTE BOOK 111 PAGE 170
RECORDING FEE $ 2.00
DEP. REG. M

WARRANTY DEED

FROM
Paul R. Richards

TO
John W. Wells et ux.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE