THIS INSTRUMENT WAS PREPARED BY: Kelly C. Sturrin Esq., Attorney at Law
508 Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3910 PAGE 233	MAP-PARCEL NUMBERS
Charles Clifton Sells, et ux	Murphree Mortgage Company	Map 96-12
(NAME) 3241 Cloverwood Drive	(NAME) 226 Third Avenue, North	Par. 29
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Charles Clifton Sells and wife, Letha A. Sells,

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Samuel Sekella and wife, Mary Josephine Sekella

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 29 on the Plan of Hickory Pond, Section I, as of record in Book 3300, Page 38, Register's Office for said County.

Said Lot No. 29 fronts 75 feet on the southerly side of Cloverwood Drive and extends back 162.08 feet on the easterly line and 179.17 feet on the westerly line to a dead line in the rear, measuring 76.2 feet thereon.

Being the same property conveyed to Mary Josephine Sekella by deed from Mrs. Evelyn A. Daniel, a widow, of record in Book 3814, Page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and set back lines of record in Book 3300, page 38, and restrictions of record in Book 3311, page 265, said Register's Office.

The grantees hereby assume and agree to pay the unpaid principal balance owing upon a certain note in the original amount of $ 13,650.00 payable to the order of Murphree Mortgage Company and secured by a deed of trust of record in Book 3703, page 307, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3241 Cloverwood Drive, (House Number) (Street) Nashville, (P. O. Address:) (City or Town) Tennessee (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 9th day of July, 1965.

Samuel Sekella

Mary Josephine Sekella

Letha Clifton Sells

Charles Clifton Sells

LETHA A. SELLS AND LETHA ALBERTA SELLS BEING ONE AND THE SAME PERSON.

STATE OF TENNESSEE
Davidson County

PROBATE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Sekella, Mary Josephine Sekella, Charles Clifton Sells, and wife, Letha A. Sells

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 9th day of July, 1965.

Commission expires Oct 25, 1966

PAID JUL 9 1965

Notary Public

WARRANTY DEED

FROM

Samuel Sekella and wife,

Mary Josephine Sekella

TO

Charles Clifton Sells and wife,

Letha A. Sells

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

88043

FELIX RUSSELL REGISTER

JUL 9 12 21 65

RECORDING FEE 2.00

DEP. REG.