This instrument was prepared by JOHN G. DOAK, Attorney. Law firm of Warfield & Entrekin, American Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 3997 PAGE 395

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred F. Tomlin, et ux	Same	Map 147-9
(NAME:)	(NAME:)	Par. 193
4976 Darlington Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by FRED F. TOMLIN and wife, FRANCES P. TOMLIN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, JAMES E. WELLS and wife, RUTH EASTERLY WELLS, *have bargained and sold, and by these presents do transfer and convey unto the said* FRED F. TOMLIN and wife, FRANCES P. TOMLIN, 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. 189 on the Plan of Section I, Caldwell Country Estates, as of record in Book 2663, pages 68 and 69, Register's Office for said County.

Said Lot No. 189 fronts 137 feet on the southerly side of Darlington Road, and extends back 180.2 feet on the easterly line and 116.3 feet on the westerly line to a dead line in the rear on which it measures 137.7 feet.

Being the same real property conveyed to James E. Wells and wife, Ruth Easterly Wells, by deed from Shirley Lauthern, Trustee, of record in Book 3570, page 445, said Register's Office.

Conveyance of this property is subject to a ten-foot easement for public utility purposes, anchor easement, 50-foot building setback line from Darlington Road and conditions of owner's certificate, as shown on the plan of record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, and subject to restrictive covenants contained in an instrument of record in Book 1788, page 108, said Register's Office, and restrictive covenants contained in an instrument of record in Book 2802, page 369, said Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as 4976 (House Number) Darlington Road (Street) P. O. Address: Nashville (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 Fred F. Tomlin and wife, Frances P. Tomlin, their *heirs and assigns, forever.*

And we *do covenant with the said* Fred F. Tomlin and wife, Frances P. Tomlin, *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 for current taxes and as noted above.

And we, James E. Wells and wife, Ruth Easterly 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* Fred F. Tomlin and wife, Frances P. Tomlin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16 *day of* March, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Wells
JAMES E. WELLS

RUTH EASTERLY WELLS
Ruth Easterly Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature] *a Notary Public in and for said County and State, the within named* James E. Wells and wife, Ruth Easterly Wells,

*the bargainor*s, *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* 16 *day of* March, *19* 66

[signature], *Notary Public.*

Commission Expires Jan 22 1962

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC

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 .....

American Surety

WARRANTY DEED

FROM

JAMES E. WELLS and wife,

RUTH EASTERLY WELLS

TO

FRED F. TOMLIN and wife,

FRANCES P. TOMLIN

STATE TAX $ 33.38
PROBATE .50
TOTAL $ 33.88

MAR 17 1966

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

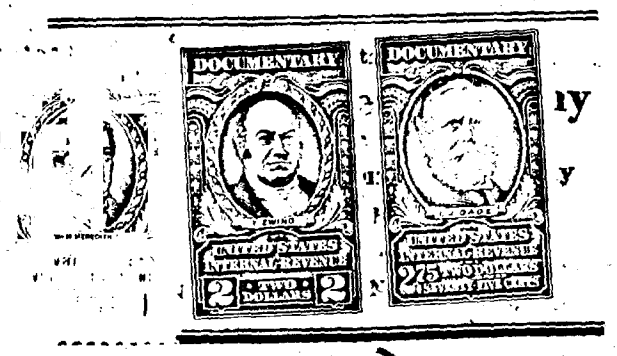
PAID MAR 17 1966

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

2 1 0 6 9

MAR 17 12 08 PM '66

NOTED: BOOK 3997 PAGE 395
RECORDING FEE $ 2.00
DEP. REG. _____



BOOK 3997 PAGE 398