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

WARRANTY DEED

BOOK 4039 PAGE 210

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Wells (NAME:)	First & Mid-South Mortgage Co. (NAME:)	Map 94-3
2816 Barclay Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Pat. 20
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Mo

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

cash in hand paid by SAMUEL WELLS and wife, DOROTHY L. WELLS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JACK T. SENSING and wife, CATHERINE H. SENSING, *have bargained and sold, and by these presents do transfer and convey unto the said* SAMUEL WELLS and wife, DOROTHY L. WELLS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 203 on the Plan of Fortland Park, Section 1, as of record in Book 2663, page 61, Register's Office for said County.

Said Lot No. 203 fronts 80 feet on the westerly side of Barclay Drive and runs back between lines 158.7 feet on the northerly line and 165.7 feet on the southerly line to a dead line in the rear on which it measures 64.1 feet.

Being the same property conveyed to Jack T. Sensing, and wife, Catherine H. Sensing, by deed from Jones & Land Company, of record in Book 2902, page 438, Register's Office for Davidson County, Tennessee.

Conveyance of this property is made subject to restrictive covenants contained in an instrument of record in Book 2753, page 612, said Register's Office, the plan of record in Book 2663, page 61, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Barclay Drive and a 10-foot easement for public utility and sewer purposes along the rear line of said lot and a utility anchor easement located on the southwest corner of said lot, and conveyance is also subject to the provisions contained in an instrument of record in Book 2799, page 43, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as 2816 (House Number) Barclay Drive (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 Samuel Wells and wife, Dorothy L. Wells, their *heirs and assigns, forever.*

And we *do covenant with the said* Samuel Wells and wife, Dorothy L. 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 for current taxes and as noted above.

And we, Jack T. Sensing and wife, Catherine H. Sensing, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Samuel Wells and wife, Dorothy L. Wells, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21 *day of* July, *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.*

Jack T. Sensing
JACK T. SENSING

Catherine H. Sensing
CATHERINE H. SENSING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Jack T. Sensing and wife, Catherine H. Sensing,

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 21 day of July, 19 66

[signature], Notary Public.

Commission Expires July 22 1967

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.....

STATE TAX $ 2280
PROBATE .50
TOTAL $ 2330

JUL 26 1966

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

PAID JUL 26 1966

15200

WARRANTY DEED

FROM

JACK T. SENSING and wife,

CATHERINE H. SENSING

TO

SAMUEL WELLS and wife,

DOROTHY L. WELLS



DEP. REG. ----------

RECORDING FEE $ 2.00

NOTE: BOOK 117 PAGE 534

Jul 26 9 44 AM '66

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

36935

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