This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee 37219

BOOK 4169 PAGE 260

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie C. Johnson, et ux	Fidelity-Federal S & L Association	11D-34305
(NAME:) 509 Chelsea Drive	(NAME:) 401 Union Street	Map 42-12
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 48
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MO

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Clarence B. Wells and wife, Nancy H. Wells,
have bargained and sold, and by these presents do transfer and convey unto the said Sammie C. Johnson and wife, Gladys B. Johnson,
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 11th Civil District of Davidson County, Tennessee, being Lot No. 11 on the map of W. W. Gray's Plan of lots, Madison, Tennessee, as of record in Book 974, page 22, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the southerly side of Melrose Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same real property conveyed to Clarence B. Wells and wife, Nancy H. Wells, by deed from Ernest E. Russell and wife, of record in Book 2141, page 513, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 509 (House Number) Chelsea Drive, (Street) Madison, Tennessee 37115 (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 Sammie C. Johnson and wife, Gladys B. Johnson,
their *heirs and assigns, forever.*

And we *do covenant with the said* Sammie C. Johnson and wife, Gladys B. Johnson, *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.*

And we, Clarence B. Wells and wife, Nancy H. 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* Sammie C. Johnson and wife, Gladys B. Johnson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* September, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence B. Wells
Nancy H. Wells

BOOK 4169 PAGE 261

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence B. Wells and wife, Nancy H. Wells, the within named 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 6th day of September, 19 67.

Mrs E. L. Houchins Notary Public

Commission expires

My Commission Expires May 7, 1968

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.....

L-17,622 ($15,500.00)

WARRANTY DEED

FROM

CLARENCE B. WELLS et ux

TO

SAMMIE C. JOHNSON et ux

87456

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 8 2 58 PM '67

NOTED: BOOK 117 PAGE 282
RECORDING FEE $ 3.00
DEP. REG.

DOCUMENTARY 5 CENTS

STATE TAX $ 1375
PROBATE .50
TOTAL $ 1375

SEP 8 1967

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

RECD SEP 8 1967