FORM NO. WD-1

BOOK 4220 PAGE 685

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 1968

Notary Public

MY COMMISSION EXPIRES: April 26, 1971
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Robert Wells and wife (NAME)	First Investment Company (NAME)	73-8
2912 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Sa. 25
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio (CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fred B. Morgan and wife, Margaret Howington Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Robert Wells and wife, Jo Ann Wells

HEREINAFTER CALLED THE GRANTEES, 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 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot No. 39 and the northerly 25 feet of Lot No. 38 on the Plan of George I. Waddey's Subdivision called "Sunset View", not of record, described according to a survey made by J. W. Carrington, Surveyor, October 26, 1945, as follows:

BEGINNING on the easterly margin of McGavock Pike at the corner of Lots 39 and 40, said point being the southwest corner of the property owned by W. R. Allred and wife; thence easterly with the line between Lots 39 and 40, 365 feet to the center of an old road; thence southerly with the center of said road, 125 feet to a point, said point being the northeast corner of the G. G. Allen property; thence westerly and parallel to the line dividing Lots 38 and 39, 365.6 feet, more or less, to the easterly margin of McGavock Pike; thence northerly, with the easterly margin of said Pike, 125 feet to the beginning.

BEING the same property conveyed to Fred B. Morgan and wife, Margaret Howington Morgan by deed from Bert S. Glougie and wife, Mary Lee Glougie, of record in Book 3073, page 539, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2912 McGavock Pike (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 15th day of March, 1968

Fred B Morgan

Margaret Howington Morgan

BOOK 4220 PAGE 686

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Fred B. Morgan and wife, Margaret Howington Morgan

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 15th day of March 1968.

Commission expires April 26, 1971

Jo Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Fred B. Morgan and wife,
Margaret Howington Morgan

TO
James Robert Wells and wife,
Jo Ann Wells

09782

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 19 1 53 PM '68
REC'D. BOOK 4118 PAGE 447
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: James R. Wells
2422 Kimberly Drive
Antioch 37214

STATE TAX $ 6.50
PROBATE .50
TOTAL $ 6.50

MAR 19 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.