BOOK 4332 PAGE 118

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLD
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Dennis C. Wells (NAME)	Prudential Ins. Co. of America (NAME)	Map 147-6
627 Whispering Hills Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Pc. 227
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Jacksonville, Florida (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Dennis C. Wells and wife, Nancy B. Wells, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $14,200.00, secured by a deed of trust to R. Bruce Robertson, Jr., Trustee, as of record in Book 3732, page 187, Register's Office for Davidson County, Tennessee.

We, Randall H. Sands and wife, Sara S. Sands,

have this day bargained and sold, and do hereby transfer and convey unto the said

Dennis C. Wells and wife, Nancy B. Wells,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Parkview Estates, Section 1, as of record in Book 3300, page 87, Register's Office for said County.

Said lot fronts 98 feet on the southerly side of Whispering Hills Drive, as measured around a slight curve, and extends back 189.6 feet on the easterly line and 211.75 feet on the westerly line to a dead line and measures 80.05 feet thereon.

Being the same property conveyed to Randall H. Sands and wife, Sara S. Sands, by deed from James E. Adams, as of record in Book 3703, page 357, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,034.44

Subscribed and sworn to before me, this the 8th day of May 19 69

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Dennis C. Wells and wife, Nancy B. Wells,

their *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dennis C. Wells and wife, Nancy B. Wells,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 8th *day of* May, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Randall H. Sands
Randall H. Sands

X Sara S. Sands
Sara S. Sands

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Randall H. Sands and wife, Sara S. Sands, *the within named 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* 8th *day of* May, *19* 69

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

WARRANTY DEED

FROM
Randall H. Sands, et ux

TO
Dennis C. Wells, et ux

A 40164

IDENTIF. REFERENCE

MAY 12 11 42 AM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 12 69 CONV 20,034.00
MAY 12 69 S'TAX B* 52.00
MAY 12 69 PR'FEE B* .50
MAY 12 69 W'DEED B* 3.00 * 55.50

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.