FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,713.43

Forrest B Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Jan. 19 70

Notary Public

MY COMMISSION EXPIRES: July 22, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Sellars et ux (NAME)	Lovell & Malone, Inc. (NAME)	Map 84-11
2221 Weona Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Par. 46
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3D-44970

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, Forrest B. Tolbert and wife, Christine H. Tolbert,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Sellars and wife, Brenda K. Sellars,

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 Davidson County, Tennessee, being Lot No. 296 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County.
Said Lot No. 296 fronts 60 feet on the southwesterly side of Weona Drive, and runs back 157 feet on the northwesterly line and 182 feet on the southeasterly line to a dead line, on which it measures 78.5 feet.
Being the same property conveyed to Forrest B. Tolbert and Christine H. Tolbert by deed from Joe R. Upchurch and wife, Jean Upchurch, as of record in Book 4128, Page 356, Register's Office for Davidson County.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid balance on a first mortgage of record in Book 3141, Page 47, said Register's Office, same being collected by Lovell and Malone, Inc., by instrument of record in Book 3141, Page 296, said Register's Office, said indebtedness was assigned to the Federal National Mortgage Association. This conveyance is made subject to restrictive covenants of record in Book 1874, Page 452, said Register's Office and to all applicable Metropolitan Government zoning and planning regulations.

This is unimproved ( ) improved (X) property, known as 2221 Weona Drive, Nashville, Tennessee 37214
(House Number) (Street) (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 hand s this 12th day of January, 19 70

Christine H. Tolbert

Forrest B Tolbert

STATE OF TENNESSEE
Davidson County

BOOK 4391 PAGE 690

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Forrest B. Tolbert and wife, Christine H. Tolbert,

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 12th day of January, 1970

Commission expires July 23, 1971

Mrs. Jane Cain Baker Spence
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
Forrest B. Tolbert and wife,
Christine H. Tolbert

TO
Jerry Sellars and wife,
Brenda K. Sellars

A 65969

IDENTIF. REFERENCE

JAN 14 2 46 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JAN 14 70	CONV	*8,713.43			
JAN 14 70	S'TAX		B*	22.62	
JAN 14 70	PR'FEE		B*	.50	
JAN 14 70	W'DEED		B*	3.00	* 26.12