BOOK 4417 PAGE 851

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 1970.

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Atty. 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis M. Wells (NAME)	United Mortgagee Servicing Corp (NAME)	Map 117 4
2606 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 97
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	24W 01350

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, RUTH O. PRENZEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCIS M. WELLS AND WIFE, HARRIETT S. 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 Davidson County, Tennessee, being the southerly 25 feet of Lot No. 192 and the northerly 25 feet of Lot No. 193 on the Belmont Land Company Plan of Lots, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County.

SAID parts of said Lot Nos. 192 and 193 fronts together 50 feet on the easterly side of Oakland Street and extend back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Ruth O. Prenzel by deed from Ruth Erbrich and husband, of record in Book 1415, page 181, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2606 Oakland Avenue, Nashville, Tennessee
(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 my hand this 8th day of May, 1970

Ruth O. Prenzel

Ruth O. Prenzel

96 mm

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTH O. PRENZEL

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of May 19 70

Commission expires ~~10/14/72~~ 5/8/73

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

RUTH O. PRENZEL

TO

FRANCIS M. WELLS ET UX

A 77645

IDENTIF. REFERENCE

MAY 15 3 42 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd
Box 8

FERGY [illegible], JR.
ATTORNEY-AT-LAW
633 STAHLMAN BLDG.
NASHVILLE, TENNESSEE 37201

MAY 15 70	CONV	15,450.00				
MAY 15 70	S'TAX		A*	40.04		
MAY 15 70	PR'FEE		A*	.50		
MAY 15 70	W'DEED		A*	3.00	*	43.54