FORM NO. WD-1

BOOK 4600 PAGE 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Sadie E. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 72

John V. Adams
Notary Public

MY COMMISSION EXPIRES May 1, 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sadie E. Wells (NAME)	Lovell & Malone, Inc. (NAME)	15DA 35830
1609 Tammany Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 2663 (STREET ADDRESS)	Map 72 16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 111

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, JOYCE L. LAWHERN and husband, CHARLES F. LAWHERN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SADIE E. WELLS, for life, but with the power to sell, mortgage or otherwise convey and/or encumber during her life time the within described property, and upon her death the remainder therein to her two children, ** 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. 27 on the Plan of Peerman Heights, of record in Book 2133, page 3, Register's Office for said County.

SAID Lot fronts 88 feet on the east side of Tammany Drive and runs back 245.5 feet on the north line and 239.5 feet on the south line to a dead line in the rear on which it measures 88.2 feet.

BEING the same property vested in Joyce L. Lawhern, formerly Joyce L. Watson, also known as Joyce Laurine Watson, by deed to her and her former Husband, Earl C. Watson from Will L. Stokes and wife, Madge M. Stokes, of record in Book 3813, page 680, Register's Office for Davidson County, Tennessee, the interest of said former husband, Earl Clifton Watson having been divested from him and vested in the said Joyce Laurine Watson by divorce decree of the Probate Court for said County and State, Case No. 52559, entered in Minute Book 131, page 437, in the Clerk's Office for said Court, a certified copy of which is of record in Book 4311, page 119, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Lovell & Malone, Inc. of record in Book 3214, page 55, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

** C.JOAN WELLS and JOHN R. WELLS, each as to an undivided one-half interest.

This is unimproved ( ) improved (X) property, known as 1609 Tammany Drive, 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 our hand s this 8th day of May, 19 72

Joyce L. Lawhern
Joyce L. Lawhern

Charles F. Lawhern
Charles F. Lawhern

AS-CB

STATE OF TENNESSEE
Davidson County

BOOK 4600 PAGE 200

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce L. Lawhern and husband, Charles F. Lawhern

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 8th day of May 1972

Commission expires May 1, 1976

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 JOYCE L. LAWHERN ET VIR

TO SADIE E. WELLS ET AL

B 58865

IDENTIF. REFERENCE

MAY 10 2 02 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 10 72	CONV	16,000.00			
MAY 10 72	ST TAX		A*	41.60	
MAY 10 72	RECFEE		A*	.50	
MAY 10 72	W/DEED		A*	4.00	* 46.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN.