This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-226421

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
129-12-79	Mr/Mrs Larry W. Wells same as below	The Lomas & Nettleton Company 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S) 7D-36232	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 948 Percy Warner Blvd.	LOAN OR ACCOUNT NO. 07-41-16102 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 26, 1967, in the original principal sum of $24,200.00, payable to United Mortgagee Servicing Corporation, now The Lomas and Nettleton Company, in monthly installments of $145.10 each, including principal and interest at the rate of 6% per annum, and being secured by a deed of trust executed by Sheldon J. Portnoy and wife, Ruby S. Portnoy, to David S. Loeb, Trustee, of record in Book 4156, page 739, said note having since been assigned to First Federal Savings & Loan Association of Rochester by instrument of record in Book 4190, page 604.

SHELDON S. PORTNOY and wife, RUBY S. PORTNOY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY W. WELLS and wife, ALICE WELLS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 83 on the Plan of Section One of Warner Park Valley Subdivision, as of record in Book 3600, pages 12, 13 and 14.

Said Lot No. 83 fronts 101.37 feet on the southeasterly margin of Percy Warner Boulevard and runs back between lines, 150.0 feet to a dead line in the rear on which it measures 98.63 feet.

Being the same property conveyed to Sheldon S. Portnoy and wife, Ruby S. Portnoy, by deed from Bruce Batson and wife, as of record in Book 4156, page 737.

This conveyance is made subject to restrictions of record in Book 3466 page 89; amended in Book 3577, page 511; as amended in Book 3700, page 81; and further amended in Book 3702, page 465.

JUN20[illegible]	CONV	31,100.00			
JUN20[illegible]	S'TAX		A*	80.86	
JUN20[illegible]	PR'FEE		A*	.50	
JUN20[illegible]	W'DEED		A*	4.00	* 85.36

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and for 1972 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of June, 1972.

Ruby S Portnoy
Ruby S. Portnoy

Sheldon S. Portnoy
Sheldon S. Portnoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4611 PAGE 937

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Sheldon S. Portnoy and wife, Ruby S. Portnoy

the bargainor(s), 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, the 16th day of June, 1972.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 31,100.00

Larry W. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 1972

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

B 6 4 1 9 3

WARRANTY DEED
REF: VS

FROM
SHELDON S. PORTNOY AND WIFE

TO
LARRY W. WELLS AND WIFE

IDENTIF. REFERENCE

JUN 20 9 22 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public