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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

John Hinson Builders

TO

James D. Wells ET Ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Wells (NAME)	First and Mid-South Mortgage Co. (NAME)	148-8
4611 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	90
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C3891'7

T
IDENTIF. REFERENCE

JAN 18 11 18 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26950.00 Patricia A. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January 1974

Notary Public

MY COMMISSION EXPIRES: 10-22-74

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by JAMES D. WELLS and wife, PATRICIA A. WELLS, and other good and valuable considerations, receipt of which is hereby acknowledged,

JOHN HINSON BUILDERS

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said

JAMES D. WELLS and wife, PATRICIA A. WELLS

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. 129 on the Plan of Oakwood Terrace, Section Two, of record in Book 4460, pages 118 and 119, Register's Office for said County.

SAID Lot No. 129 fronts 60.0 feet on the westerly side of Xavier Drive and runs back 156.75 feet on the southerly line and 164.99 feet on the northerly line to a rear line measuring 57.14 feet thereon.

BEING part of the same property conveyed to John Hinson Builders by deed from Williamsburg Corporation of record in Book 4690, page 579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Xavier Drive and a 10-foot easement for public utility and drainage purposes along the rear line and a 5-foot easement for public utility purposes along the southerly line of said Lot. Also, a 2 1/2 x 25-foot utility anchor easement located on the southeast corner of said lot; a 20-foot wide easement for sanitary sewer of record in Book 3954, page 655, said Register's Office; restrictions of record in Book 4650, page 995, and Book 3689, page 376, said Register's Office.

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This is { unimproved / improved (X) } property, known as 4611 Xavier Drive (House Number) (Street) Antioch P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES D. WELLS and wife, PATRICIA A. WELLS their heirs and assigns, forever.

And I do covenant with the said JAMES D. WELLS and wife, PATRICIA A. WELLS that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as of record.

And I, John Hinson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES D. WELLS and wife, PATRICIA A. WELLS, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of January, 19 74

JOHN HINSON BUILDERS

BY: John Hinson

JOHN HINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hinson

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 19 74

, Notary Public.

Commission expires 5-17-74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN 18 CONV 26,950.00
JAN 18 S TAX A* 69.94
JAN 18 PR FEE A* .50
JAN 18 W DEED A* 4.00 * 74 44

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