FORM NO. WD-1

BOOK 4865 PAGE 736

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7700.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF August, 1974

Notary Public

MY COMMISSION EXPIRES: Feb. 29, 1976

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
215 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. WellssJr.	Fidelity Federal	
(NAME) Wilson Pike Circle	(NAME)	136-7
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tenn. 37027	(STREET ADDRESS)	147 PW
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JAMES S. CROWELL AND WIFE, JOHNNIE D. CROWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Wells Jr. & wife Johnnie C.

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. 274 on the Plan of Priest Lake Park, Section 5, of record in Book 4460, page 174, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to James S. Crowell and wife, Johnnie D. Crowell by deed from Philhall Corporation of record in Book 4742, page 594, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4698, page 969; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 4460, page 174, R.O.D.C., Tennessee.

This is unimproved ( ) improved (X) property, known as 160 Saxon Mist Drive, Nashvlle, Tennessee 37217
(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 hands this 31st day of August, 1974

James S. Crowell

Johnnie D. Crowell

BOOK 4865 PAGE 737

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lunsford M. Hollins Jr, a Notary Public in and for said County and State, the within named James S. Crowell and wife, Johnnie D. Crowell

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 31 day of August 74

Commission expires Feb. 23, 1976

Lunsford M. Hollins Jr
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 James S. Crowell and wife,

Johnnie D. Crowell

TO Charles S. Wells Jr. ETUX

C 77076

IDENTIF. REFERENCE

Nov 4 3 43 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-4-74	CONV	47,663.00			
NOV-4-74	S TAX		A*	124.02	
NOV-4-74	PR FEE		A*	.50	
NOV-4-74	W DEED		A*	4.00	* 128.52