FORM NO. WD-1

BOOK 4909 PAGE 861

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 1975.

Notary Public

MY COMMISSION EXPIRES: October 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard D. Taylor, Attorney, 300 James Robertson Parkway, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl J. Knutzen et ux (NAME)	Home Federal Savings & Loan (NAME)	Map 90-16
491 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 1
Nashville, Tennessee (CITY) (STATE) 37209 (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	8DA26285

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, Wade D. Wells and wife, Elizabeth F. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl J. Knutzen and wife, Mary Belle Knutzen

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 271 on the Map of Charlotte Park, Section V, as of record in Book 2663, pages 111 and 112, Register's Office for said County, and more particularly described as follows:

Said Lot No. 271 fronts 74.0 feet on the northwesterly side of Annex Avenue, and extends back between parallel lines, 150.0 feet to a dead line on which it measures 74.0 feet.

Being the same property conveyed to Wade D. Wells and wife, Elizabeth F. Wells by deed from M. M. Coleman, A. W. Terrell and G. H. Todd, of record in Book 2928, page 77, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 491 Annex Avenue, Nashville, Tennessee 37209
(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 2nd day of May, 1975

Wade D. Wells

Wade D. Wells

Elizabeth F. Wells

Elizabeth F. Wells

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named Wade D. Wells and wife, Elizabeth F. Wells

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 2nd day of May 19 75

Commission expires October 29, 1977

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

File In File Room
L-600-237-9

WARRANTY DEED

FROM

Wade D. Wells and wife,

Elizabeth F. Wells

TO

Karl J. Knutzen and wife,

Mary Belle Knutzen

C 96962

IDENTIF. REFERENCE

MAY 5 3 35 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-5-75	CONV	34,800.00				
MAY-5-75	S'TAX		A*	90.48		
MAY-5-75	PR'FEE		A*	.50		
MAY-5-75	W'DEED		A*	4.00	*	94.98