BOOK 4912 PAGE 359

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING ATTORNEYS
1912 PARKWAY TOWERS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX MAP PARCEL NUMBERS
James E. Wells, et ux (NAME)	James E. Wells, et ux (NAME)	
3426 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	3426 Brick Church Pike (STREET ADDRESS)	50
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	P/O 11 pw

FOR AND IN CONSIDERATION of the sum of Two Thousand and no/100 ($2,000.00) ----------
Dollars,
One Thousand One Hundred ($1,100.00) Dollars of which has been paid in cash, receipt of which is hereby acknowledged, and, as to the balance, James E. Wells and wife, Ronelle C. Wells ("Grantees") have delivered to Grantor a note due on or before July 1, 1975, and as security for said indebtedness, Grantor retains a lien on the property hereby conveyed, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ethel M. Wells, by my attorney-in-fact, Ulysses O. Wells, under power of attorney dated August 15, 1969, recorded in Book 4912, page 357, Register's Office for Davidson County, Tennessee ("Grantor")

have this day bargained and sold, and do hereby transfer and convey unto the said

James E. Wells and wife, Ronelle C. Wells ("Grantees"), their

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being the northerly 90 feet, fronting on Brick Church Pike, of the property conveyed to E. D. Wells and wife, Ethel M. Wells, by deed of record in Book 1880, page 218, Register's Office for Davidson County, Tennessee, E. D. Wells having died, said property running back between parallel lines north 63° 31' west approximately 279 feet, measured from the center of Brick Church Pike.

Being part of the same property conveyed to E. D. Wells and wife, Ethel M. Wells, by deed of record in Book 1880, page 218, Register's Office for Davidson County, Tennessee, E. D. Wells having since died, and as described in instrument of record in Book 4816, page 766, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 13th day of May 1975

Affiant

My commission expires:

(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantees, their
(successors), heirs and assigns forever. Grantor *covenant that* she is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 12th *day of* MAY, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ETHEL M. WELLS

BY Ulysses O. Wells
Ulysses O. Wells, Attorney-in-Fact
for Ethel M. Wells

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, Ulysses O. Wells, Attorney-in-Fact for Ethel M. Wells,

the within named 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 12th day of May, 1975.

Sue B. Whitney (Mrs.) Notary Public

My Commission expires 2-2-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

MAY 13 75 CONV *2,000.00
MAY 13 75 S TAX A* 5.20
MAY 13 75 PR FEE A* .50
MAY 13 75 WDEED A* 4.00 * 9.70

WARRANTY DEED

FROM

Ethel M. Wells

TO

James Wells and wife,
Ronelle C. Wells

C 9 8 1 6 4

IDENTIF. REFERENCE

MAY 13 2 45 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE