This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

From Information furnished by Seller

BOOK 4945 PAGE 399

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter C. Tune, III, et ux	Thomas & Hill, Inc.	162-6
(NAME)	(NAME)	
246 Ocala Drive	P. O. Box 1833	215
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Charleston, W. Va. 25327	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$10---- .....

----Ten and no/100----- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4803, page 24, Register's Office Davidson County, Tennessee, to secure Thomas & Hill, Inc. in the original amount of $24,300.00, dated the 29th day of March, 1974 payable as therein specified, James A. Green and Edward Seddon, Trustees.

We, Michael D. Wells and wife Mary K. Wells,

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

Walter C. Tune, III, and wife Julie K. Tune

their xxxxxx *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 154, on the plan of Fair Oaks, Section two, of record in Book 4460, page 53, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Michael D. Wells and wife Mary K. Wells, by deed from Cain Corporation, of record in Book 4803, page 22, Register's Office Davidson County, Tennessee.

This conveyence is subject to all restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

This conveyence is subject to any and all Zoning Regulations, Building Restrictions, and Set-back lines, if any, and easements and rights-of-way, and Public Utilities applicable to this property and taxes for the current yaar, which have been prorated and assumed by the grantees herein.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,035.00

Subscribed and sworn to before me, this the 22nd day of August 19 75

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

RUBEN & LITTLEBERRY ATTORNEYS AT LAW DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 246 Ocala Drive, Nashville, Tennessee
(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

Walter C. Tune, III, and wife Julie K. Tune

their xxxxxx

heirs and assigns forever. We *covenant that* we *are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except deed of trust assumed above.

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter C. Tune, III, and wife Julie K. Tune

xxxxx their

(succession), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 22nd *day of* August, *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.*

Michael D. Wells

Mary K. Wells

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Wells and wife Mary K. Wells, the within named bargainorS., with whom I am personally acquainted, and who acknowledged that they executed the within instrumcnt for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 19 75.

Notary Public

Commission expires 2/3/79

LEE RUSSELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .

WARRANTY DEED

FROM

MICHAEL D. WELLS, ET UX

TO

WALTER C. TUNE, III, ET UX

D 12905

IDENTIF. REFERENCE

AUG 26 2 58 PM '75

FEE $ WILSON E. REGISTER
DAVIDSON COUNTY, TENN.

Rec'd
WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

AUG 26 75	CONV	27,035.81				
AUG 26 75	S'TAX		A*	70.20		
AUG 26 75	PR'FEE		A*	.50		
AUG 26 75	W'DEED		A*	4.00	*	74.70