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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$27,200.00 John C. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Wells (NAME)	Baker Mortgage Corporation (NAME)	3D 05390
217 Blue Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway #200 (STREET ADDRESS)	95-3
Donelson, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	91

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, John C. White et ux Trevania F. White

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Wells et ux Eileen B. Wells

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:

Being Lot No. 163 on the Plan of Merry Oaks, Section 1, of record in Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee; described as follows:
Beginning on the southerly margin of Ingleside Road at the corner of Lots No. 162 & 163; thence with the line between said lots southwardly 123 feet to the corner of Lots Nos. 162, 163 & 164; thence with the line between said Lots Nos. 163 & 164 westwardly 116.2 feet to the easterly margin of Blue Hills Drive; thence with same northwardly 156.8 feet to the beginning of a curve; thence around said curve 42.0 feet to the southerly margin of Ingleside Road; thence with same eastwardly 120.2 feet to the point of beginning.

Being the same property conveyed to the within named Grantors by deed of record in Book 4982, Page 654, RODC.

This conveyance is subject to the restrictive covenants of record in Book 1855, Page 377, and Book 1876, Page 264, and also, any existing easements of record.

Also, this conveyance is subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the amount of $24,200.00 payable to Baker Mortgage Corporation in accordance with the terms and conditions therein stated. Said Note is secured by a Deed of Trust of record in Book 4982, Page 656, RODC.

This is unimproved ( ) improved (X) property, known as 217 Blue Hills Drive, Donelson, Tennessee 37214
(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 28th day of JANUARY, 1976

John C. White: John C. White

Trevania F. White: Trevania F. White

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. White et ux Trevania F. White

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 28th day of JANUARY 19 76

Commission expires 5-13-79

W.K. Seagon
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
John C. White et ux

TO
John A. Wells et ux

Register:
Please return recorded instrument to:

First Realty Group, Inc.
P. O. Box 17186
Nashville, Tn. 37217

D 33902

IDENTIFICATION REFERENCE

JAN 28 1 51 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

JAN28'76	CONV	27,200.00		
JAN28'76	S'TAX		B*	70.72
JAN28'76	PR'FEE		B*	.50
JAN28'76	W'DEED		B*	4.00

75.22