Re-Recorded

BOOK 4994 PAGE 618 BOOK 4992 PAGE 291

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Edward W. Wells, Jr. et ux	DOBSON & JOHNSON, INC.	
(NAME) 468 Owendale Drive	(NAME) P. O. BOX 17427 311 PLUS PARK BOULEVARD	150-1
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tn. 37013	NASHVILLE, TENNESSEE 37217	196 pt
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by Edward W. Wells, Jr. and wife, Carla E. Wells, and other good and valuable considerations, the receipt of which is hereby acknowledged.

FEB-6	MISC		B*	4.00	* 4.00
JAN28	CONV	33,000.00			
JAN28 S'TAX			B*	85.80	
JAN28 PR'FEE			B*	.50	
JAN28	W'DEED		B*	4.00	* 90.30

We, Jerry N. Abner and wife, Sandra M. Abner,

have bargained and sold, and by these presents do transfer and convey unto the said Edward W. Wells, Jr. and wife, Carla E. Wells,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 216 on the Plan of Cherry Hills, Section II, as of record in Book 3700, page 143, Register's Office for said County, described as follows:

Beginning in the southeasterly margin of Owendale Drive at the common corner of Lots Nos. 215 and 216; and running thence, along the line between said lots, southeastwardly 109.62 feet to a concrete monument at the common rear corner of said lots; thence north 34° 59' 53" east 117.17 feet to a concrete monument at the southwesterly margin of Mossdale Drive; thence with the same northwestwardly 71 feet to a concrete monument at the beginning of a curve having a radius of 37.66 feet; thence along said curve westwardly 56.89 feet to a concrete monument in the southeasterly margin of Owendale Drive; thence with the same southwestwardly 86 feet to the beginning.

Being the same property conveyed to Jerry N. Abner and wife, Sandra M. Abner by deed from Medlin Realty Company, a Tennessee corporation, of record in Book 4282, page 63, said Register's Office.

unimproved ( )
This is improved (X) property, known as 468 Owendale Drive (House Number) (Street)
Antioch, Tn. 37013 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of January, 19 76.

X Jerry N. Abner

X Sandra M. Abner
Sandra M. Abner

Record

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry N. Abner and wife, Sandra M. Abner,

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, this 23rd day of January, 1976.

My commission expires 10/4/78 Notary Public Barbara Ferguson

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Edward W. Wells Jr.

Sworn to and subscribed before me this 23rd day of January, 1976.

My commission expires 10/4/78 Notary Public Barbara Ferguson

This instrument was prepared by:

Name	Address
DOBSON & JOHNSON, INC.	P. O. BOX 17427 311 PLUS PARK BOULEVARD NASHVILLE, TENNESSEE 37217

WARRANTY DEED

FROM Jerry N. Abner, et ux

TO Edward W. Wells, Jr. et ux

D 33898

IDENTIF. REFERENCE

JAN 28 1 46 PM '76

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.