BOOK 5014 PAGE 660

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,250.00

James M. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Wells et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	6DU 21260
435 Wauford Drive (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	146-4
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	133 pt

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, Thomas W. Hart and Janet R. Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Wells and wife, Judy S. 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:

LAND in Davidson County, Tennessee, being Lot No. 512 on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, page 25, Register's Office for said County.

SAID Lot No. 512 fronts 80 feet on the westerly side of Wauford Drive, and extends back 239.66 feet on the northerly line and 213.15 feet on the southerly line, to a dead line in the rear on which it measures 124.25 feet.

BEING the same property conveyed to Thomas W. Hart and wife, Janet R. Hart, by deed from Charles W. Clark and wife, Sue B. Clark, of record in Book 4249, page 125, Register's Office for Davidson County, Tennessee. The said Thomas W. Hart and Janet R. Hart having since divorced, and the property is now vested in Thomas W. Hart and Janet R. Hart, as tenants in common, with 1/4 undivided interest belonging to Janet Lee Richardson Hart, and 3/4 undivided interest belonging to Thomas Wilson Hart, of record in Minute Book 86A, page 159, Fourth Circuit Court of Davidson County, Tennessee, a certified copy of said decree being of record in Book 4816, page 891, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Janet Carol Hart, the wife of Thomas W. Hart, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (XX) property, known as 435 Wauford Drive, Nashville, Tennessee 37211
(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 7th day of April, 19 76

Janet Carol Hart
Janet Carol Hart

Thomas W. Hart
Thomas W. Hart

Janet R. Hart
Janet R. Hart

BOOK 5014 PAGE 661

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas W. Hart, Janet R. Hart and Janet Carol Hart

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, Tennessee, this 7th day of April 1976

Commission expires May 22, 1976

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

510387-0

WARRANTY DEED

FROM

Thomas W. Hart and Janet R. Hart

TO

James M. Wells & wf., Judy Sa. Wells

D 44341

IDENTIF. REFERENCE

APR 12 3 23 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

FILE IN BOX 4

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CO 32.25	MO
WD 4.84	MS
TD	ST 8.372
CC	ST
MR	PF .50
UCC	TOTAL $ 88.22