This instrument was prepared by [illegible] Attorney At Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215

mail

WARRANTY DEED

BOOK 5033 PAGE 594

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dudley E. Green etux, ~~Ruth H. Green~~ (NAME)	(Same) (NAME)	Map 117-2 ~~Part of~~ Part of Parcel 195
2914 22nd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Wellesley Place Sec 1 (Account)
Nashville, Tenn. 37215 (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) *Dollars,*

cash in hand paid by the said Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Dudley Warner and Associates, Inc., a Tennessee Corporation, hereinafter called Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said Dudley E. Green and wife, Ruth H. Green, as tenants by the entireties, hereinafter called Grantees, their

~~XXXXXX~~ *heirs and assigns,*

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

(See Attached Legal Description:)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 1976.

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $50,000.00

Subscribed and sworn to before me, this the 30 day of August 19 76

Dudley E. Green
Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2914 22nd Avenue South, Nashville, Tenn. 37215
(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. It *covenant that* it 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.* except as set out above and 1976 taxes which have been prorated and payment thereof assumed by Grantees.

It *further covenant and bind* itself, its successors ~~XXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~XXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand* *this* 30th *day of* August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dudley Warner and Associates, Inc.

By: [illegible]
President

BOOK 5063 PAGE 595

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this.....day of.....19.....*

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of said County aforesaid, personally appeared* Dudley Warner *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Dudley Warner and Associates, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville
this 30th *day of* August, *19* 76

Melton W. Smith Jr. *Notary Public*

Commission expires Nov 26, 1979

NOTARY PUBLIC SMITH COUNTY, TENN. DAVIDSON COUNTY

WARRANTY DEED

FROM
Dudley Warner and Associates, Inc.

TO
Dudley E. Green and wife, Ruth H. Green

AUG 30 76 CONV 50,000.00
AUG 30 76 S'TAX B* 130.00
AUG 30 76 PR'FEE B* .50
AUG 30 76 W'DEED B* 6.00 * 136.50

D 65605

IDENTIFICATION REFERENCE

AUG 30 3 01 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

"LEGAL DESCRIPTION"

Unit 7-B on the Plan of Wellesley Trace, Section I, of record in Book 4955, page 24, said Register's Office, together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc. of record in Book 5054, pages 633 and 649, said Register's Office. Said Unit No. 7-B is described as follows..... Beginning at a point, said point being a fence corner dividing the two concrete carports of condominium units 7A and 7B; thence, N 87° 04' 00" W, along the fence and splitting the two units 7A and 7B, 68.45 feet to a point, said point being the common corner of condominium units 7A and 7B; thence, along the exterior wall of condominium unit 7B, N 02° 29' 00" E, 18.5 feet to a point; thence, S 87° 04' 00" E, 1.2 feet to a point; thence, N 02° 29' 00" E, 14.8 feet to a point, said point being the most northwesterly corner of condominium unit 7B; thence, following aforesaid wall, S 87° 04' 00" E, 32.4 feet to a point, said point being the most northeasterly corner of condominium unit 7B; thence, leaving said corner and following edge of concrete patio, S 87° 04' 00" E, 3.75 feet; thence, along a curve to the right, of radius 10.2 feet, for a distance of 26.01 feet to a point; thence, S 02° 29' 00" W, 5.1 feet to a point, said point being the corner of a concrete patio and a concrete carport; thence, S 87° 04' 00" E, 21.0 feet to a point, said point being the most northeasterly corner of aforesaid carport; thence, S 02° 29' 00" W, 19.0 feet to the point of beginning.

Being part of the same property conveyed to Dudley Warner and wife, Beth G. Warner by deed from Dudley Warner and James S. F. Boyd of record in Book 4927, page 347, Register's Office for Davidson County, Tennessee and part of the same property conveyed to Dudley Warner and Associates, Inc., by deed of record in Book _____, page _____, said Register's Office.

This conveyance is expressly subject to the terms, covenants, conditions, easements and rights established by the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc., of record in Book 5054, pages 633 and 649, said Register's Office; and to the setback lines, easements and other limitations as shown on the Plan of record in Book 4955, page 24, said Register's Office.