BOOK 5086 PAGE 879

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 19 76.

_____
Notary Public

MY COMMISSION EXPIRES: 10 Feb 77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL W. FRANKLIN (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	
3426 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Avenue (STREET ADDRESS)	M, 50
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	P. 12

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, JAMES E. WELLS and wife, RONELL WELLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. FRANKLIN and wife, MARY FRANKLIN

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:

Tract I

LAND in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, August 25, 1960, as follows:

BEGINNING in the center of Brick Church Pike at the southeast corner of a 50 foot easement, said beginning point being also 50 feet south of the southeast corner of property conveyed to John W. Wilburn and wife, Nancy Wilburn, by deed from Ethel M. Wells and husband, E. D. Wells, by deed of record in Book 2927, page 338, Register's Office for said County; thence with the south margin of a 50 foot easement north 56° 49' west 271.5 feet to an iron pin; thence south 33° 11' west 189 feet to an iron pin in E. D. Wells northwest line; thence with Wells' north line south 63° 31' east 279 feet to the center of Brick Church Pike; thence with center of said pike northeastwardly 156.5 feet to the point of beginning.

BEING the same property conveyed to James E. Wells and wife, Ronell Wells by Warranty Deed from Ethel M. Wells and husband, E. D. Wells, of record in Book 3128, page 597, Register's Office for Davidson County, Tennessee.

Tract II

A tract of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being the southerly 90 feet, fronting on Brick Church Pike, of the property conveyed to E. D. Wells, and wife, Ethely M. Wells, by deed of record in Book 1880, page 218, Register's Office for Davidson County, Tennessee, E. D. Wells having died, said property running back between parallel lines north 63° 31' west approximately 279 feet, measured from the center of Brick Church Pike. BEING the same property conveyed to James E. Wells and wife, Ronelle C. Wells, by warranty deed from Ethel M. Wells, of record in Book 4912, page 359, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 3426 Brick Church Pike, Nashville, Tennessee 37207
(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 4th day of November, 19 76

James E. Wells — Ronell Wells

JAMES E. WELLS — RONELL WELLS

BOOK 5086 PAGE 880

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. WELLS and wife, RONELL WELLS

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 4th day of November 19 76

Commission expires 10/28/78

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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
JAMES E. WELLS, et ux

RONELL WELLS

TO
MICHAEL W. FRANKLIN, et ux

MARY FRANKLIN

RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 76596

IDENTIF. REFERENCE

Nov 11 1 47 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV11 76	CONV	49,000.00		
NOV11 76	S'TAX		B* 127.40	
NOV11 76	PR'FEE		B* .50	
NOV11 76	W'DEED		B* 4.00	* 131.90