THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5095 PAGE 499 **WARRANTY DEED**

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul W. Wells and wife, Evelyn C. Wells	John W. Murphree Company (NAME)	Map 129-15
908 Percy Warner Boulevard (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par 44
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37217 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - - *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4782, page 708, Register's Office for Davidson County, Tennessee, which said Deed of Trust and note were assigned to Roselle Savings & Loan Association by an instrument of record in Book 4821, page 577, Register's Office for Davidson County, Tennessee.

We, James C. Lee, Jr. and wife, Nancy F. Lee

have this day bargained and sold, and do hereby transfer and convey unto the said Paul W. Wells and wife, Evelyn C. Wells

their

~~(successors)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 103 on the Plan of Warner Park Valley Subdivision, Section I, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

Said Lot No. 103 fronts 88 feet on the easterly side of Percy Warner Boulevard and extends back 150 feet on the northerly line and 165.54 feet on the southerly line to a dead line measuring 127.76 feet thereon.

Being the same property conveyed to James C. Lee, Jr. and wife, Nancy F. Lee, by deed from Lynn L. Brineaux Jones, of record in Book 4782, page 706, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
1. Twenty-five foot public utility and drainage easement, anchor easement, 30-foot building setback line from Percy Warner Boulevard, and conditions of owner's certificate as shown on plan of record in Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.
2. Restrictive covenants contained in an instrument executed by Joseph Martin, Sr., Trustee, dated December 1, 1962, filed December 12, 1962, and recorded in Book 3466, page 89, made applicable to premises by instrument of record in Book 3534, page 128, and amended by instruments of record in (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 49,900.00

Subscribed and sworn to before me, this the 6th day of December, 19 76

Affiant

My commission expires My Commission Expires August 15, 1979

(Affix Seal) Notary Public

This is unimproved ( ) improved (XX) property, known as 908 Percy Warner Boulevard, Nashville, Tenn. 37205
(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 Paul W. Wells and wife, Evelyn C. Wells

their

~~(successors)~~, *heirs and assigns forever.* we *covenant that* we are *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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul W. Wells and wife, Evelyn C. Wells

their

~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 6th *day of* December 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Lee Jr.
JAMES C. LEE, JR.

Nancy F. Lee
NANCY F. LEE

BOOK 5095 PAGE 500

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD JR, a Notary Public in and for said County and State, James C. Lee, Jr and wife, Nancy F. Lee

the within named bargainor....., 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 8th day of December, 19 76.

George V. Crawford Jr
Notary Public

Commission expires My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

(cont.)
Book 3577. page 511, and Book 3702, page 465, Register's Office for Davidson County, Tennessee.

DEC10'76 CONV 49,900.00
DEC10'76 S'TAX B* 129.74
DEC10'76 PR'FEE B* .50
DEC10'76 W'DEED B* 4.00 * 134.24

WARRANTY DEED

FROM
JAMES C. LEE JR. and wife,
NANCY F. LEE

TO
PAUL W. WELLS and wife,
EVELYN C. WELLS

D 8 0 6 1 5

IDENTIF. REFERENCE

DEC 10 10 16 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238