BOOK 5104 PAGE 507

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James E. Wells, et al	Guaranty Mortgage Company	
(NAME) 135 Southridge Drive	(NAME) First American Center	60-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	60
(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 grantees; JAMES E. WELLS and ELSIE W. HOLT, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust in favor of Guaranty Mortgage Company of Nashville, in the original amount of $19,800.00, payable as therein specified, of record in Book 4213, Page 637, Register's Office for Davidson County, Tennessee;

We, Michael W. Franklin and wife, Mary E. Franklin,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES E. WELLS and ELSIE W. HOLT, as tenants in common, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Oak Park Subdivision, as of record in Book 3600, Page 84, Register's Office for said County.

Said lot fronts 90 feet on the northwesterly side of Southridge Drive and extends back 175.16 feet on the southwesterly line and 155.84 feet on the northeasterly line, to a dead line in the rear, on which it measures 117.66 feet.

Being the same property conveyed to Michael W. Franklin and wife, Mary E. Franklin, by deed from Alan W. Hawkins and wife, Oneida C. Hawkins, of record in Book 4229, Page 95, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,607.80

Subscribed and sworn to before me, this the 4th day of November, 19 76

Affiant

My commission expires: 10-28-78. (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 135 Southridge Drive, Nashville, Tennessee (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

JAMES E. WELLS and ELSIE W. HOLT, as tenants in common, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES E. WELLS and ELSIE W. HOLT, their

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

Witness our hands this 4th day of November, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary E. Franklin
Mary E. Franklin

Michael W. Franklin
Michael W. Franklin

BOOK 5104 PAGE 508

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, Jneall Watson, a Notary Public in and for said County and State, Michael W. Franklin and wife, Mary E. Franklin,

the within named 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 }
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.....

STATE
PRIOR DEED
B* .50
B* 4.00 * 91.86

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

MICHAEL W. FRANKLIN, ET UX

TO

JAMES E. WELLS AND

ELSIE W. HOLT

D84564

IDENTIFICATION REFERENCE

JAN 11 9 02 AM '77

Mail Allen Gartrell, Att
Compliments of 1st Amer Center

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238