Prepared By:
Jim W. Wagster
5th Floor, 3rd National Bank Bldg.
Nashville

WARRANTY DEED

BOOK 5165 PAGE 482

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter W. Wells (NAME)	SAME (NAME)	To be assigned
409 Cunniff Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (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 Wlater W. Wells, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Al Thomas and wife, Joyce Thomas

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

Walter W. Wells

his *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being parts of lots 1, 2 and 3 on the Thomas J. Watkins Real Estate, of record in Book 42, page 712, and also shown on the plan of record in Book 371, page 348, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the westerly margin of Dickerson Road, at a corner of the Santi property; thence leaving said road and with Santi's north line, north 88 deg. 04' west 723.92 feet to a planted stone by a corner post, a corner of the Martin Property; thence with Martin's east line and along a fence, north 0 deg. 17' west 342.75 feet to an iron pin in a fence; thence along the center line of a 50-foot dedicated roadway, south 87 deg. 24' E. 830.1 feet to a point in the westerly margin of the Dickerson Road; thence with the margin of said Road, southwesterly 165 feet thence with an off-set in said Road in an easterly direction 35 feet; thence with the westerly margin of said road, south 24 deg. 21' 30" west 180 feet to the point of beginning.
Being the same property conveyed to Joe Vradenburg by deed from Tal Corporation, of record in Book 4651, page 179, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000

Subscribed and sworn to before me, this the 29th day of June 19 77

My commission expires: 5-23-79 (Affix Seal)

Affiant

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (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

Walter W. Wells

his *(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* Walter W. Wells, his

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

Witness our *hand* s *this* 29 *day of* June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Al Thomas

Joyce Thomas

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, June L. Cooper, a Notary Public in and for said County and State, Al Thomas, and wife, Joyce Thomas

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 Tennessee this 29th day of June, 1977.

June L. Cooper
Notary Public

Commission expires 5-23-79

NOTARY PUBLIC AT LARGE 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 _____.

E 11880

WARRANTY DEED

FROM

AL THOMAS & WIFE, JOYCE THOMAS

TO

WALTER W. WELLS

IDENTIF. REFERENCE

JUN 29 3 06 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUN29'77	CONV	72,000.00			
JUN29'77	S'TAX		B*	187.20	
JUN29'77	PR'FEE		B*	.50	
JUN29'77	W'DEED		B*	4.00	* 191.70

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238