BOOK 5167 PAGE 748

WARRANTY DEED

(CORPORATE FORM)

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
Ben F. Sells, et ux	Same	25-8
(NAME)	(NAME)	
244 East Tenkoley Ave		39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37211		60-17231
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)----------*Dollars,* cash in hand paid by the grantees; BEN F. SELLS, JR., BETTY R. SELLS, and other good and valuable considerations, receipt of which is hereby acknowledged;

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE,

has bargained and sold, and does hereby transfer and convey unto the said BEN F. SELLS, JR., and wife, BETTY R. SELLS, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 99, Ranchwood Estates, Section I, recorded in Plat Book 2900, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 115 feet on the southerly margin of Rosehill Drive and extends back on the westerly line 356.7 feet and on the easterly line 327.4 feet, to a line in the rear, on which it measures 119.1 feet thereon.

Being the same property conveyed to First American National Bank of Nashville, by deed from Guaranty Mortgate Company, of record in Book 4985, Page 768, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 4,500.00

Subscribed and sworn to before me, this the 30th day of June 19 77.

Affiant

My commission expires: 1-31-88.
(Affix Seal)

Notary Public

JNEALL J. WATSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

unimproved (X)
This is improved ( ) property, known as Lot No. 99, Rosehill Drive, Goodlettsville, Tenn.
(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 BEN F. SELLS, JR., and wife, BETTY R. SELLS, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said BEN F. SELLS, JR., and wife, BETTY R. SELLS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 30th *day of* June, *19* 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By: McCoy C. Zachry

McCoy C. Zachry, Asst. Vice-Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

the undersigned

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* McCoy C. Zachry, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Asst Vice President *of the* First American National Bank of Nashville, *the within named bargainor, a corporation, and that* he *as such* Assistant Vice President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Assistant Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 30th *day of* July, *19* 77.

Jesse J. Watson Notary Public

Commission expires 1-31-81.

JESSE J. WATSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

FIRST AMERICAN NATIONAL BANK

TO

BEN F. SELLS, JR., ET UX,

BETTY R. SELLS

E 12897

IDENTIF. REFERENCE

JUL 6 2 14 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL-6-77	CONV	*4,500.00			
JUL-6-77	S'TAX		B*	11.70	
JUL-6-77	PR'FEE		B*	.50	
JUL-6-77	W'DEED		B*	4.00	* 16.20

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE