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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

W. Thomas Schmitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1977

William S. Kimbrough
Notary Public

MY COMMISSION EXPIRES: Sept 16, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. Thomas Schmitz, Attorney, 802 American Trust Bldg., Nashville 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon F. Wells, Jr. (NAME)	The Lomas & Nettleton Co. (NAME)	147-1
(STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Parcel 31
(CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

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, W. THOMAS SCHMITZ AND GAY T. SCHMITZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNON F. WELLS, JR. and wife, KAY M. WELLS

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:

Improved property commonly known as 4807 Hall Court, Nashville, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Lot No. 443 on the plan of Caldwell Hall, Section 6, of record in Book 2900, page 148, Register's Office of Davidson County, Tennessee. Said Lot No. 443 fronts 54.38 ft. on the southerly side of Hall Court and runs back 135 ft. on the easterly line, and 123 ft. on the westerly line to a dead line in the rear, which is a broken line, on which it measures 171.8 ft., being the same property conveyed to W. Thomas Schmitz and wife, Gay T. Schmitz, by warranty deed from Ray Davis Moseley and wife Patsy S. Moseley recorded in Book 4759, page 228, Register's Office of Davidson County, Tennessee.

Said property, however, is conveyed subject to a Deed of Trust in favor of The Lomas & Nettleton Co. and Ernest W. Turnbull, Trustee, of record in Book 4480, page 465, reciting a secured indebtedness in the original principal amount of $25,300.00, which indebtedness the purchasers assume and agree to pay.

Said property is further conveyed subject to current city and county taxes, all restrictions, easements and covenants of record, and subject to zoning ordinances or laws of any governmental authority.

This is unimproved ( ) improved (X) property, known as 4807 Hall Court, Nashville, Tennessee 37211
(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 hand this 14th day of June, 1977

W. Thomas Schmitz

Gay T. Schmitz
by Robert H. Estes
by Power of Attorney

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Thomas Schmitz and Robert L. Estes by Power of Attorney recorded in Book , page , R.O.D.C., Tennessee, 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 14th day of June, 1977.

Commission expires May 27, 1980

X David Pilkerton
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and , 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

W. THOMAS SCHMITZ and

GAY T. SCHMITZ

TO

VERNON F. WELLS, JR. and wife,

KAY M. WELLS

FILED 15712

IDENTIF. REFERENCE

JUL 21 1 33 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUL 21 77	CONV	39,500.00			
JUL 21 77	S'TAX		B*	102.70	
JUL 21 77	PR'FEE		B*	.50	
JUL 21 77	W'DEED		B*	4.00	* 107.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.