WARRANTY DEED

BOOK 5253 PAGE 394

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben F. Sells, Jr., et ux	First Federal Savings and Loan Assoc.	119-14-24
(NAME)	(NAME)	
244 E. Tanksley Avenue	236 4th Avenue North	6DA-32027
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(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 considerations, the receipt of which is hereby acknowledged, and the agreement of the grantees herein to assume the balance due and owing on a note payable to First Federal Savings and Loan Association of Nashville which note is secured by a deed of trust of record in Book 3271, Page 613, Register's Office for Davidson County, Tennessee. The escrow account and the insurance policy in connection with the aforementioned deed of trust is hereby transferred in full to the hereinafter named grantees.

BENJAMIN F. SELLS, SR. and wife, VIRGINIA P. SELLS

have this day bargained and sold, and do 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 / *County, Tennessee, as follows:*
Davidson

Being Lot No. 11 of Block "E" on the Map of Woodbine Courts, Part Two, not of record.

Said Lot No. 11 of Block "E" fronts 75 feet on the northerly side of Tanksley Avenue and runs back between parallel lines 155.5 feet to a dead line.

Being all the same property conveyed to Benjamin F. Sells, Sr. and wife, Virginia P. Sells, by deed from George M. Giffe and wife, Helen Louise Giffe, of record in Book 3255, Page 483, Register's Office for Davidson County, Tennessee.

Subject to 1978 property taxes which the Grantees agree to pay.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,939.69

Affiant

Subscribed and sworn to before me, this the 15th day of February 19 78

Notary Public

My commission expires: 1-19-81
(Affix Seal)

This is unimproved (xx) property, known as 244 East Tanksley Avenue, Nashville, Tennessee 37211
(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.* 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* BEN F. SELLS, JR. and wife, BETTY R. SELLS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* February, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Benjamin F. Sells Sr.
Benjamin F. Sells, Sr.

Virginia P. Sells
Virginia P. Sells

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marbut Glenn Gaston, Jr., *a Notary Public in and for said County and State,* Benjamin F. Sells, Sr. and wife, Virginia P. Sells

the within named bargainor...S., 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 15th *day of* February, *19* 78.

Marbut Glenn Gaston, Jr. Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires January 19, 1981

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

FEB16 78	CONV	11,939.69			
FEB16 78 S'TAX			B*	30.94	
FEB16 78 PR'FEE			B*	.50	
FEB16 78	W'DEED		B*	4.00	* 35.44

E 5 0 8 6 8

IDENTIF. REFERENCE

FEB 16 10 38 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Benjamin F. Sells, Sr. and wife,
Virginia P. Sells

TO
Ben F. Sells, Jr. and wife,
Betty R. Sells

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York