BOOK 5257 PAGE 431

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

James Ron Sells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 1978

Notary Public

MY COMMISSION EXPIRES: 1-29-1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ron Sells (NAME)	Greater Surburban Mortgage Company (NAME)	6DA-56555
163 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1166 (STREET ADDRESS)	133-7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Lafayette, CA 94549 (CITY) (STATE) (ZIP)	208

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, Katie R. Shook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ron Sells et ux Marise Sells

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:

BEING Lot No. 14 on the Plan of Farley Heights, Second Addition, of record in Book 2330, Page 100, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Katie R. Shook by deed from Michael D. Greene and wife, Mary C. Greene, of record in Book 4683, Page 610, said Register's Office.

This conveyance is subject to restrictions of record in Book 2708, Page 370, said Register's Office.

This conveyance is subject to an easement and building lines of record in Plat Book 2330, Page 100, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved / improved } XX property, known as 163 Wheeler Avenue (House Number) (Street) Nashville, Tennessee 37211 (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 my hand this 24TH day of FEBRUARY, 19 78

Katie R. Shook

Katie R Shook

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned Katie R. Shook, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24TH day of FEBRUARY 1978

Commission expires 7/29/79

Carlene Mont
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) with whom I am personally acquainted and who upon (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

E 52534

WARRANTY DEED

FROM Katie R. Shook

TO James Ron Sells

IDENTIF. REFERENCE

FEB 28 1 22 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB28 78	CONV	26,500.00			
FEB28 78	S'TAX		B*	68.90	
FEB28 78	PR'FEE		B*	.50	
FEB28 78	W'DEED		B*	4.00	* 73.40

Filb Box #12