BOOK 5266 PAGE 58

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires Aug. 15, 1979

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Mason (NAME)	Fidelity Federal Savings & Loan Associati (NAME)	MAP 103-6
504-506 Brookvale Terrace (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 120
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	8DA-57030

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 Richard S. Wells and wife Amy C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Mason and wife Etta S. Mason

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:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, Page 47, Register's Office for said County.

Said Lot No. 41 fronts 80 feet on the southeasterly side of Brookvale Terrace and runs back 138.3 feet on the northeasterly line and 171.4 feet on the southwesterly line to a line in the rear which measures 103.2 feet thereon.

BEING the same property conveyed to Richard S. Wells and wife, Amy C. Wells by deed from Andrews Properties, Inc. of record in Book 5213, Page 476, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust recorded in Book 5213, Page 478, said Register's Office, securing a promissory note dated October 21, 1977, payable to the order of Fidelity Federal Savings & Loan Association, with a present unpaid principal balance of approximately $37,765.8 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (XX) property, known as 504-506 Brookvale Terrace (House Number) (Street) Nashville, TN 37209 (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 our hands this 24TH day of MARCH, 19 78

Richard S. Wells x Richard S. Wells

Amy C. Wells x Amy C. Wells

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard S. Wells and wife Amy C. Wells

the 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 24TH day of MARCH, 19 78

Commission expires ~~My Commission Expires August 15, 1979~~

Notary Public

VERNA FORD, CR. 336 NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, and 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
Richard S. Wells

TO
John L. Mason

E 56492

IDENTIF. REFERENCE

MAR 27 2 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 27 78 CONV 45,000.00
MAR 27 78 S'TAX B* 117.00
MAR 27 78 PR'FEE B* .50
MAR 27 78 W'DEED B* 4.00 * 121.50

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238