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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

FRANK BALTZ, JR., ET UX

TO

GYNDELL E. WELLS, ET UX

For draftsman's use

This Instrument Prepared By:
MONTE D. CURRY
ATTORNEY AT LAW
4220 NOLENSVILLE ROAD
NASHVILLE, TENNESSEE 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GYNDEL E. WELLS (NAME)	First and Mid-South Mtg. Co. (NAME)	Map 134-13
4807 Sunlight Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Parcel 135
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 21 2 43 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 1978.

E. Barnes
Notary Public

MY COMMISSION EXPIRES: Sept. Reg

(AFFIX SEAL)

E 6 1-2-26

For and in Consideration of the sum of $10.00 TEN AND NO/100---------- DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of an indebtedness in Book 4391, Page 380 Register's Office for Davidson County, Tennessee.

Frank Baltz, Jr. have bargained and sold, and by these presents do transfer and convey unto the said Gyndel E. Wells and wife, Jewell D. Wells 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. 220, Kenilworth Estates, Section 4, of record in Book 3300, pages 35 and 36, Register's Office for Davidson County, Tennessee.

SAID Lot no. 220 fronts 71.7 feet along the northwesterly side of Sunlight Drive and runs back between lines 103.7 feet on the northeasterly line and 121.4 feet on the southeasterly line, to a line at the rear measuring 64.4 feet thereon.

BEING the same property conveyed to Frank Baltz, Jr. by deed from James Leigh Schwager, and wife, Lois Jean Schwager, of record in Book 4585, Page 665, Register's Office for Davidson County, Tennessee.

CONVENANCE is made subject to restrictive covenant contained in instrument of record in Book 3316, Page 339, said Register's Office, and the plan of record in Book 3300, Pages 34 and 35, and 36, said Register's Office shows an Owner's certificate, a 30-foot minimum building setback line from Sunlight Drive and a 10-foot sewer easement along the rear line of said Lot.

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This is unimproved ( ) improved (X) property, known as 4807 Sunlight Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gyndel E. Wells and wife, Jewell D. Wells their heirs and assigns, forever.

And We do covenant with the said Gyndel E. Wells and wife, Jewell D. Wells that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as noted.

And we, Frank Baltz, Jr. and wife, Mary P. Baltz do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gyndel E. Wells and wife, Jewell D. Wells heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 7 day of April, 19 78

X Frank Baltz Jr.
Mary Pat Baltz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Baltz, Jr. and wife, Mary P. Baltz

the bargainor, 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 7 day of April, 19 78.

Notary Public.

Commission expires 10-31-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .

APR 21 78 CONV 30,500.00
APR 21 78 S'TAX B* 79.30
APR 21 78 PRFEE B* .50
APR 21 78 W/DEED B* 4.00 * 83.80

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .