BOOK 5291 PAGE 244

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,900.00

$61,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF May, 1978

Notary Public

MY COMMISSION EXPIRES: May 6, 1980

(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
Thomas F. Fay	Collateral Investment Company	136-14-31
(NAME)	(NAME)	
104 Castlegate Circle,	2233 Fourth Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37217	Birmingham, Alabama 35203	
(CITY) (STATE) (P. O. ZIP)	(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, Charles S. Wells, Jr. and John Elizabeth C. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas F. Fay and wife, Cynthia Fay

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. 31 on the Plan of Castlegate Subdivision, Section I, as of record in Plat Book 4460, page 115, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Castlegate Circle, said point being the common corners of Lots Nos. 31 and 32; thence with the line between said two lots in a northerly direction a distance of 101.82 feet to a point; thence North 58 deg. 57' 34" West 163.12 feet to a point; thence in a southwesterly direction a distance of 89.35 feet to a point, said point being the northerly margin of Lot No. 30; thence with same in a southeasterly direction a distance of 191.50 feet to a point in the northerly margin of Castlegate Circle; thence with same around a curve to the right which has a radius of 50 feet in an easterly direction a distance of 41.26 feet to the point of beginning.

BEING the same property conveyed to Charles S. Wells, Jr. and John Elizabeth C. Wells by deed of record in Book 5278, page 657, Register's Office, Davidson County, Tennessee.

SAID Grantees hereby assume and agree to pay the mortgage held by Collateral Investment Company of record in Book 4886, page 19, and as re-recorded in Book 4894, page 851, Register's Office for said County. Grantors hereby transfer Escrow account and Insurance to Grantees.

Said property subject to Restrictive Covenants of record in Book 4649, page 295; certain easements and setback lines of record in Plat Book 4460, page 115, said Register's Office.

This is unimproved ( ) improved (x) property, known as 104 Castlegate Circle, Nashville, Tn. 37217
(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 our hands this 27th day of May, 19 78

Charles S. Wells, Jr.

John Elizabeth C. Wells

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Wells, Jr. and John Elizabeth C. Wells

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 27th day of May, 1978.

Commission expires May 6, 1980

Lunsford M. Hollins
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

E 67892

WARRANTY DEED

FROM
CHARLES S. WELLS, JR.

TO
THOMAS F. FAY

IDENTIF. REFERENCE

MAY 30 11 35 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 30 78	CONV	61,900.00			
MAY 30 78	S'TAX		B*	160.94	
MAY 30 78	PR'FEE		B*	.50	
MAY 30 78	W'DEED		B*	4.00	* 165.44