BOOK 5292 PAGE 701

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,659.82

Carolyn S. Netherton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 78

John W. Thomas
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor E. Netherton and wife, Carolyn S. Netherton (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	Map 90-11 & S
638 American Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1847 (STREET ADDRESS)	Parcel 45
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	8DA30605

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, Thomas A. Wells and wife, Betty M. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor E. Netherton and wife, Carolyn S. Netherton

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. 409 on the plan of Charlotte Park, of record in Book 2900, pages 7 and 8, Register's Office for said County.

SAID Lot No. 409 fronts 75.0 feet on the northerly margin of American Road and extends back 157.4 feet on tbe easterly line and 103.0 feet on the westerly line to a broken line in the rear, measuring 101.2 feet thereon.

BEING the same property conveyed to Thomas A. Wells and wife, Betty M. Wells by deed from Jay Orme and wife, Dorothy B. Orme of record in Book 5179, page 737, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mortgage Corporation of the South, of record in Book 5195, page 423, and rerecorded in Book 5179, page 739, said Register's Office and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 638 (House Number) American Road (Street) Nashville, Tennessee 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 hand s this 30th day of May 19 78

Thomas A. Wells

Betty M. 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 Thomas A. Wells and wife, Betty M. 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 30th day of May 19 78

Commission expires Aug. 1 1979

J. B. Roberts
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

WARRANTY DEED

FROM

Thomas A. Wells and wife, Betty M. Wells

TO

Victor E. Netherton and wife,

Carolyn S. Netherton

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IDENTIF. REFERENCE

JUN 1 12 24 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUN-1 78	CONV	40,659.82			
JUN-1 78	S'TAX		B*	105.82	
JUN-1 78	PR'FEE		B*	.50	
JUN-1 78	W'DEED		B*	4.00	* 110.32

Return to:
WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219