BOOK 5325 PAGE 966

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1978.

Notary Public

MY COMMISSION EXPIRES: 8/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WESLEY WELLS, etux (NAME)	FIRST FEDERAL SAVINGS AND LOAN (NAME)	MAP 162-2
4004 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union (STREET ADDRESS)	PARCEL 75
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, MICHAEL SMITH, JR., et ux JUNE B. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES WESLEY WELLS, et ux CATHEY JO WELLS

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. 115 on the Plan of Colewood Acres, Section II, as of record in Book 3700, page 135, Register's Office for said County.

SAID lot fronts 75 feet on the northeasterly side of Keeley Drive and extends back 139.8 feet on the southeasterly line, 125.8 feet on the northwesterly line to a dead line and measures 85.58 feet thereon.

BEING the same property conveyed to Michael Smith, Jr., and wife, June B. Smith by deed from Bill Wheeler Construction Co., Inc., of record in Book 4221, page 978, 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 First Federal Savings and Loan Association, of record in Book 4221, page 980, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (XX) property, known as 4004 Keeley Drive, Nashville, Tennessee 37211
(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 hand s this 15th day of August, 1978

MICHAEL SMITH, JR. JUNE B. SMITH

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL SMITH, JR., et ux JUNE B. SMITH

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 15th day of August 19 78

Commission expires 10/28/78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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
MICHAEL SMITH, JR., et ux
JUNE B. SMITH

TO
JAMES WESLEY WELLS, et ux
CATHEY JO WELLS

PLEASE FILE BOX "7"

E 83244

IDENTIF. REFERENCE

AUG 16 3 19 PM '78
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 16 78	CONV	44,000.00			
AUG 16 78	S'TAX		B*	114.40	
AUG 16 78	PR'FEE		B*	.50	
AUG 16 78	W'DEED		B*	4.00	* 118.90