WARRANTY DEED

BOOK 5328 PAGE 812

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry W. Hubbell, III, and wife, Brenda Hubbell	Home Federal Savings & Loan	91-12
109 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	Home Federal Tower (NAME / STREET ADDRESS)	243
Hendersonville, TN 37075 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) ---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of a first mortgage, being a multifamily deed of trust, executed by Robert D. Wells and wife, Barbara S. Wells, to Attorney's Title Company, Inc., Trustee, as of record in Book 5277, Page 49, said Register's Office, to secure Home Federal Savings and Loan Association the payment of a note in the principal amount of $30,750.00; and a deed of trust note executed by Robert D. Wells and wife, Barbara S. Wells, to Sherron Weinberger, Trustee, dated 04/21/78 in the principal amount of $10,000.00 not of record. Robert D. Wells and wife, Barbara S. Wells,

have this day bargained and sold, and do hereby transfer and convey unto the said Harry W. Hubbell, III, and wife, Brenda Hubbell, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said county, also called Lot No. 3 in the Subdivision of the land of Mrs. Mary Harwell, plan not of record, and described according to a survey by R. L. Montoya-Land Surveying dated April 17, 1978, as follows: Beginning at an iron pipe in the westerly margin of 40th Avenue, North, at a point 100 feet more or less Northerly from the Northwest corner of said avenue, and Delaware Avenue, being the Northeast corner of Lester W. Mumphry, Jr.'s, property as of record in Book 4868, Page 220, Register's Office for said county, and the Southeast corner of the described lot; thence along the South line of this lot South 88°51'56" West 200.00 feet to an iron pin located in the East margin of Alley No. 1189; thence with said East margin North 5°11'29" East 48.96 feet to an iron fence corner; said corner being the Southwest corner of Arthur Kimbroth's property as of record in Book 747, Page 231, Register's Office for said county; thence with the North line of this lot North 89°07'50" East 200.00 feet to a point in the West margin of 40th Avenue, North; thence with said margin South 5°11'29" West 48.03 feet to the point of beginning, containing 9646 square feet (0.22 acres) more or less. Being the same property conveyed to Robert D. Wells and wife, Barbara S. Wells, by deed from Sherron Weinberger, Melvin Goldman, Max Greenberg, and Charles Gross of record in Book 5252, Page 237, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,170.88

Subscribed and sworn to before me, this the 18th day of August, 19 78

My commission expires 7-29-81 (Affix Seal)

Affiant

Notary Public

This is unimproved / improved (XX) property, known as 605 40th Avenue, North, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Harry W. Hubbell, III, and wife, Brenda Hubbell, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry W. Hubbell, III, and wife, Brenda Hubbell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert D. Wells

Barbara S. Wells

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5328 PAGE 813

Personally appeared before me, Sumner the undersigned, a Notary Public in and for said County and State, Robert D. Wells and wife, Barbara S. Wells,

the within named 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 Hendersonville, Tennessee, this ...day of August, 19 78

Notary Public

My commission expires 7-29-81

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.....

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

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

Robert D. Wells, et ux

TO

Harry W. Hubbell, III, et ux

THIS INSTRUMENT PREPARED BY:

Law Offices of
MICHAEL W. EDWARDS
119 Stadium Drive
Post Office Box 1045
Hendersonville, Tennessee 37075
615/822-0431

AUG 23 78 CONV 43,170.88
AUG 23 78 S'TAX B* 112.32
AUG 23 78 PR'FEE B* .50
AUG 23 78 W'DEED B* 4.00 * 116.82

E 8 4 5 4 5

IDENTIFICATION REFERENCE

AUG 23 10 1 AM '78

FELIX Z... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238