BOOK 5336 PAGE 583

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF September, 1978

Notary Public

MY COMMISSION EXPIRES: 11/4/1980

(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
Charles S. Wells Jr. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	136-14-61
Wilson Pike Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	2D-62814
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 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, Gene A. Nelson and wife, Rita A. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Wells Jr.

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. 139 on the Plan of Castlegate, Section 1, of record in Book 4460, page 115, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Gene A. Nelson and wife, Rita A. Nelson by deed from K & W, Inc. of record in Book 4905, page 912, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Fidelity Federal Savings and Loan Assn. of record in Book 4905, page 914, said Register's Office. Escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 4649, page 295, and such easements and setback lines of record in Book 4460, page 115, said Register's Office.

This is unimproved ( ) improved (X) property, known as 641 Lake Terrace Drive (House Number) (Street) Nashville, Tn. 37217 (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 31st day of July, 19 78

Gene A. Nelson

Rita A. Nelson

BOOK 5333 PAGE 584

STATE OF ~~TENNESSEE~~ NEW YORK
Davidson County ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gene A. Nelson and wife, Rita A. Nelson

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~~ NEW YORK, this 31st day of July 19 78

My Commission Expires NEWBURGH
Commission expires March 30, 1980

Vincent F. Lucia
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 8 6 7 6 5

WARRANTY DEED

FROM Gene A. Nelson and wife,

Rita A. Nelson

TO Charles S. Wells Jr.

IDENTIF. REFERENCE

SEP 5 10 12 AM '78

FELIX Z. ... SON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-5-78	CONV	58,000.00			
SEP-5-78	S'TAX		B*	150.80	
SEP-5-78	PR'FEE		B*	.50	
SEP-5-78	W'DEED		B*	4.00	* 155.30