1676 12/13 119.60- CHECK

BOOK 5543 PAGE 383

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Milton Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER 19 79

Notary Public

MY COMMISSION EXPIRES: 4-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Milton Wells (NAME) | First Tennessee Bank N.A., Memphis (NAME) | |
| 3030 Creekwood Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 474 (STREET ADDRESS) | 60-2-173 |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | 12DZ-28615 |

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, Larry V. Stephenson et ux Juanita R. Stephenson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton Wells et ux Brunchie 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. 159 on the plan of Section One, Parkwood Estates, of record in Book 2900, pages 119 and 120, Register's Office for said County.

SAID Lot No. 159 fronts 71.0 feet on the southerly margin of Creekwood Drive and extends back 155.0 feet on the easterly line and 202.0 feet on the westerly line to a broken line in the rear, measuring 149.75 feet thereon.

BEING the same property conveyed to Larry V. Stephenson and wife, Juanita R. Stephenson by deed from Mildred G. Sutton, unmarried, of record in Book 4354, page 333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive easements of record in Book 3136, Page 52, and amended in Book 3253, Page 591, Register's Office for Davidson County, Tennessee and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Juanita R. Stephenson by Larry V. Stephenson, also known as Larry Vernon Stephenson, as her Attorney in Fact pursuant to a Power of Attorney of record in Book 5530, Page 425, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 3030 Creekwood Drive (House Number) (Street) Nashville, TN 37205 (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 7TH day of DECEMBER, 19 79

Larry V. Stephenson

Juanita R. Stephenson

By: Larry Vernon Stephenson
Attorney-IN-Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry V. Stephenson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7TH day of DECEMBER 1979

Commission expires 11-17-80

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

F 67951

WARRANTY DEED

FROM
Larry V. Stephenson

TO
Milton Wells

IDENTIF. REFERENCE

Dec 13 11 54 AM '79

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Larry Vernon Stephenson with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Juanita R. Stephenson as her Attorney in Fact as the free act and deed of the within named Juanita R. Stephenson.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1979.

My Commission Expires:

11-17-80

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 43500.00- CO<br>113.10 CO TX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 119.60-<br>1676A12/13/79 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

67951
E6795

IDENTIF. REFERENCE

DEC 13 11 54 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

**No.** 731381