BOOK 5594 PAGE 110

5160 04/24 160.94- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,446.13

Dawn Hamby Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 1980.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Hamby Wells (NAME)	The Chamberlain Company	Map 75-8
653 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 8254 (NAME) Suite 8200, 6400 Bldg., Eastgate Ctr. (STREET ADDRESS)	Parcel 138
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Chattanooga, TN 37411 (CITY) (STATE) (ZIP)	4D 05757

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, B. G. Holt and wife, Francie C. Holt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn Hamby 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:

BEING Lot No. 125 on the Plan of Section 1, Highlands of Tulip Grove, which is of record in Book 4675, Page 26, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to B.G. Holt and wife, Francie C. Holt, by deed of record in Book 5245, Page 108, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5245, Page 110, of the Register's Office for Davidson County, Tennessee, to The Chamberlain Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee herein.

THIS conveyance is subject to restrictions of record in Book 4793, Page 157, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 653 Dutchmans Drive (House Number) (Street) Hermitage, TN 37076 (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 21st day of April, 1980

B.G. Holt
B.G. HOLT

Francie C. Holt
FRANCIE C. HOLT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B.G. Holt and wife, Francie C. Holt

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 21st day of April 19 80

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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 B.G. Holt

TO Dawn Hamby Wells

F 86365

IDENTIF. REFERENCE

APR 24 8 42 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

55000.00- CO
154.44 CO TX
.50 PRFEE
6.00 MDEED
CHECK 160.94-
5150A04/24/80 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 86365

IDENTIFICATION REFERENCE

APR 24 8 42 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No: 754012