BOOK 5629 PAGE 393

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Gary W. Fox and Wife, Elizabeth B. Fox, doing business as Gary W. Fox Construction Company

TO

Charles E. Wells and Wife Ann H. Wells

For draftsman's use
THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201
BY: Master B Howell
ATTORNEY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. and Ann H. Wells (NAME)	Same (NAME)	116-3F-117
117 Prospect Hill (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 9930 I

IDENTIF. REFERENCE

Jul 29 9 57 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 225,000.00 Charles E. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF July, 1980.

Mary Ann Stone
Notary Public

MY COMMISSION EXPIRES: 4/5/84

(AFFIX SEAL)

1627

7/28 591.50 CHECK

For and in Consideration of the sum of Ten and no/100 ($10.00)----------

---------- DOLLARS and other good and value consideration, the receipt and sufficiency of which is hereby expressly acknowledged, Grantors, Gary W. Fox and Wife, Elizabeth B. Fox, doing business as Gary W. Fox Construction Company

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Wells and Wife Ann H. Wells 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. 117, as shown on the plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office of Davidson County, Tennessee, to which specific reference is hereby made and together with and impertinent, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in the declaration of Covenants, Conditions, and Restrictions referred to therein.

And being the same property conveyed to Gary W. Fox and Wife, Elizabeth B. Fox, doing business as Gary W. Fox Construction Company, by deed from Fox Builders, Inc. a Tennessee corporation, of record in Book 5464, page 147, Register's Office.

This conveyance is made subject to the Declaration of Covenants, Conditions, and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said plan of record.

The premises herein conveyed as subject to property taxes assessed by Metropolitan Government of Nashville of Davidson County, Tennessee, for the year 1980, which have prorated and assumed for payment by the Grantees.

BOOK 5629 PAGE 394

WD-2

unimproved ( )
This is improved (X) property, known as : 117 (House Number) Prospect Hill, (Street) Nashville, (P. O. Address: City or Town) Tennessee 37205 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Wells, and Wife Ann H. Wells their heirs and assigns, forever.

And we do covenant with the said Charles E. Wells and Wife Ann H. Wells 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. except for real property taxes for the current year which have been prorated and by those instruments of record in the Register's Office of Davidson County, Tennessee, to which reference has hereinabove been made

And Gary W. Fox and Wife Elizabeth B. Fox doing business as Gary W. Fox Construction Company do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles E. Wells and Wife Ann H. Wells their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24th day of July, 19 80

GARY W. FOX CONSTRUCTION COMPANY

By: Gary W. Fox

Gary W. Fox

Elizabeth B. Fox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Ensey, a Notary Public in and for said County and State, the within named Gary W. Fox and Wife, Elizabeth B. Fox, doing business as Gary W. Fox Construction Company

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 24th day of July, 19 80

Mary Ensey, Notary Public.

Commission expires 4/8/84

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 singing the name of the corporation by self as .

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

, Notary Public.

Commission expires .

CHICAGO TITLE INS. CO.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5629 PAGE 395

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
			225000.00-	CO
			585.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	591.50-
1827A07/28/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.9.3.0 1

IDENTIF. REFERENCE

JUL 28 9 57 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770034