This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5640 PAGE 836

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip R. Darby and wife, Christine M. Darby	Guaranty Mortgage Company	147-5-139
(NAME)	(NAME)	
4929 Briarwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Phillip R. Darby and wife, Christine M. Darby and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard Stephen Wells and wife, Amy C. Wells

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip R. Darby and wife, Christine M. Darby

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 497 on the Plan of Crieve Halls Estates, Section Six, as of record in Book 2331, page 1, and by Surveyor's Certificate of Correction, as of record in Book 2441, page 306, Register's Office for said County.
Said Lot No. 497 fronts 100 feet on the southwesterly side of Briarwood Drive and extends back 212.7 feet on the northwesterly line and 285 feet on the southeasterly line to a line in the rear, which is a broken line, on which it measures 161.9 feet.

Being the same property conveyed to Richard Stephen Wells and wife, Amy C. Wells by deed from J. David Buffington and wife, Marsha Buffington, of record in Book 5481, page 173, Register's Office for said County.

This conveyance is subject to the plan of record in Book 2331, pages 1 and 2, Register's Office for said County, shows an Owner's Certificate, a 100-foot minimum building setback line from Briarwood Drive, a 10-foot public utility easement and a 2.5 X 20-foot anchor easement; an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Richard S. Wells et ux, of record in Book 5618, page 209, Register's Office for said County; and restrictive covenants of record in Book 2332, page 92, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 56,500.00

Subscribed and sworn to before me, this the 20th day of August 1980

My commission expires: 7-22-81 (Affix Seal)

x Phillip R. Darby
Affiant

Mary P. Whitaker
Notary Public

unimproved ( )
This is improved (X) properly, known as 4929 Briarwood Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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., except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th *day of* August, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Richard Stephen Wells
Richard Stephen Wells

x Amy C. Wells
Amy C. Wells

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* Richard Stephen Wells and wife, Amy C. Wells

the within named bargainors, 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* 20th *day of* August, *19*80

Mary P. Whitworth *Notary Public*

Commission expires 2-22-81

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 .....

7374

WARRANTY DEED

FROM
Richard Stephen Wells and wife, Amy C. Wells

TO

Phillip R. Darby and wife, Christine M. Darby

738580

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

G 03805

IDENTIF. REFERENCE

AUG 22 9 34 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5640 PAGE 838

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
			56500.00-	CO
			146.90	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	153.40-
7374A	08/22/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03805

T
IDENTIF. REFERENCE

AUG 22 9 34 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 775391