499 · 10/24 136.50- CHECK

FORM NO. WD-1

BOOK 5669 PAGE 299

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Gyndel E. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 1980

Notary Public

MY COMMISSION EXPIRES: 1/15/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Ruben, Attorney 325 Plus Park Blvd., Nashville, TN 37217
NAME ADDRESS

Mail To

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GYNDEL E. WELLS, Et Ux (NAME)	SAME (NAME)	93-6-4
39 Luna Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	36
Nashville, Tenn 37211 (CITY) (STATE) (P. O. ZIP)	(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~~ I, Lillian C. Pratt devisee of the Estate of H. L. Pratt, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gyndel E. Wells and wife, Jewell D. 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 part of Lot No. 22 on the First Plan of Davidson Academy Lots, not of record, described as follows:

On the easterly margin of Fourth Avenue South, formerly Cherry Street, as widened, at a point 238 feet southerly from the southerly margin of Broad Street; thence at right angles easterly 147 feet, more or less, to a point 12 feet westerly from the east line of said Lot No. 22, S parallel with said last line 30 feet; thence southwardly at an angle of 45 degrees 11 feet and 4 inches to a point; thence westerly parallel with Broad Street 139 feet to the easterly margin of said Avenue, as widened; thence with the easterly margin of said Avenue northerly 38 feet to the beginning, being part of the lot of 50 feet on South Cherry Street assigned to Mrs. Bettie Litterer in the partition of the real estate of C.G. Cabler, deceased, by decree entered in Minute Book No. 51, page 43, Chancery Court of Davidson County, Tennessee.

Included and Excluded from the above described land is a strip of ground approximately sixteen and a half inches wide, and extending back between parallel lines 147 feet, more or less, to a point twelve feet westerly from the east line of said Lot No. 22 deeded by Charles Loventhal, Trustee to Harry A. Luck by deed of record in Book 1166, page 495, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. L. Pratt, by quitclaim deed from W. F. Jackson, of record in Book 4399, page 423, Register's Office for Davidson County, Tennessee, and by deed from Charles Loventhal, Trustee, of record in Book 1309, page 156, Register's Office for Davidson County, Tennessee. The said H. L. Pratt having since died, and devised said property to Lillian C. Pratt, under his will of record in Will Book 130, page 379, Probate Court Clerks Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 118 4th Avenue, South Nashville, Tenn.
(House Number) (Street) (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 my hand this 23rd day of October, 1980

Lillian C. Pratt

LILLIAN C. PRATT

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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 Lillian C. Pratt

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October 1980

Commission expires 1/15/83

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

WARRANTY DEED

FROM

LILLIAN C. PRATT, A WIDOW

TO

GYNDEL E. WELLS, ET UX

G. I. 4276

IDENTIF. REFERENCE

OCT 24 1 26 PM '80

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
0495A10/24/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.4276

IDENTIF. REFERENCE

OCT 24 1 26 PM '80

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

No. 788082