This instrument preapared by Milton W. Smith, Jr.
2400 Crestmoor Road, Nashville, TN 37215

# WARRANTY DEED

BOOK 5772 PAGE 870

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Richard Wells and wife | (Same) | Map 117-15 |
| (NAME) | (NAME) | |
| 1619 South Observatory Drive | | Parcel 93 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | | 16 DA-22910 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Elza A. Smith and wife, June Peavyhouse Smith, hereinafter called Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Richard Wells and wife, Amy Wells, hereinafter called Grantees, their

*certain real estate in Davidson County, Tennessee, as follows:* (~~successors~~) *heirs and assigns,*

Being Lot No. 22 on the Plan of Green Hills Subdivision, Section I, of record in Book 547, page 128, Register's Office for said county.

Said Lot No. 22 fronts 75 feet on the south side of Observatory Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Grantors by deed from Thomas B. Dreaden and wife, of record in Book 3467, page 551, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 83,000.00

Subscribed and sworn to before me, this the 20th day of July, 19 81

Richard Wells
Affiant

My commission expires: June 22, 1984
(Affix Seal)

Notary Public

This is ☐ Improved (X) Unimproved property, known as 1619 South Observatory Drive, Nashville, TN
(House Number) (Street) P. O. Address (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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 1981 taxes which have been prorated.

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.*

*Witness* our *hand* s *this* 20th *day of* July, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elza A. Smith

Elza A. Smith

June Peavyhouse Smith

June Peavyhouse Smith

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7957

07/22 222.30 CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,* Elza A. Smith and June Peavyhouse Smith *the within named bargainor, 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* July *, 19* 81

*Notary Public*

*Commission expires* Jan 22, 1984

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*

WARRANTY DEED

FROM

TO

G 5.1.6 6 7

IDENTIF. REFERENCE

JUL 22 9 22 AM '81

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

Compliments of

**Colonial Title Company**

**2400 Crestmoor Road**

**NASHVILLE, TENNESSEE 37215**

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____ BOOK 5772 PAGE 872

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 |
|---|---|---|---|---|
| | | | 83000.00- CO | |
| | | | 215.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 222.30- | |
| 7957A07/28/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5. I- 6 6 7

IDENTIF. REFERENCE

Jul 22 9 22 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 833816