mail

Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

# WARRANTY DEED

BOOK 5939 PAGE 417

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas William Metcalfe | Commerce Union Bank | 142-5B |
| J-303, 8300 Sawyer Brown Rd. (NAME) | P. O. Box 2546 (NAME) | #52 |
| Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER) | Nashville, TN 37219 (STREET ADDRESS) | 9D-65156 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Commerce Union Bank, secured by a deed of trust of record in Book 5053, page 842, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JAMES D. WELLS and wife, BARBARA S. WELLS

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

THOMAS WILLIAM METCALFE

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

Unit No. J-303, together with the carport designated No. J-303-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James D. Wells and wife, Barbara S.Wells by deed from Edwin M. Smith and wife, Irene L. Smith, of record in Book 5883, page 575, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $68,900.00

Subscribed and sworn to before me, this the 17th day of September, 19 82

Affiant

My commission expires: 1/20/85 (Affix Seal)

Notary Public

unimproved ( ) This is improved (X) property, known as J-303, 8300 Sawyer Brown Road, Nashville, Tennessee (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 1982 taxes; deed of trust in Bk.5053,p.842; plan of record in Bk.4675,pp.75-77,amended in Bk.4675, pp.103-105; and as set out above.

*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* 17th *day of* September, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D. Wells

James D. Wells

Barbara S. Wells

Barbara S. Wells

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,* James D. Wells and wife, Barbara S. 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* 17th *day of* September, *1982*

Gail Pigg
*Notary Public*

*Commission expires* 1/20/85

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* .....

9777

**WARRANTY DEED**

FROM

James D. Wells et ux

TO

Thomas William Metcalfe

H 0 9 2 2 2

IDENTIF. T. REFERENCE

SEP 21 8 20 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5939 PAGE 419

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 |
|---|---|---|---|---|
| | | | 68900.00- CO | |
| | | | 179.14 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 185.64- |
| 9777A09/21/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H09222

IDENTIF. T. REFERENCE

SEP 21 8 20 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900615