File Box 43

BOOK 6208 PAGE 93

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,047.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1983.

Notary Public

MY COMMISSION EXPIRES 4/25/1986

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles S. Wells, Jr. (NAME)	METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION (NAME)	2D-42163
Wilson Pike Cr. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	136-13
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	#132

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, JOHN B. BROCKMAN and wife, BERNICE P. BROCKMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES S. WELLS, JR.

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:

BEING Lot No. 41 on the Plan of Edge-O-Lake, Section 20-A, as of record in Book 5200, Page 183, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to John B. Brockman and wife, Bernice P. Brockman by deed from Jack Williams Construction Company, Inc., of record in Book 5820, Page 171, Register's Office for said County.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6205, Page 691, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 900 Lenora Court, Nashville, TN 37217
(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 seised 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 our hands this 30th day of December, 19 83

John B. Brockman

Bernice P. Brockman

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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** JOHN B. BROCKMAN and wife, BERNICE P. BROCKMAN

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** 30th **day of** December **19** 84

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

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 John B. Brockman et ux

TO Bernice P. Brockman

Charles S. Wells, Jr.

H 95576

IDENTIF. REFERENCE

JAN 4 3 43 PM '85

DAVIDSON COUNTY, TN.

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

01/04/78.10- CHECK

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