This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

John W Newell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1986

David A. Duree
Notary Public

MY COMMISSION EXPIRES: October 19, 1986

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN NEWELL, et ux (NAME) | MORTGAGE TRUST COMPANY (NAME) | 59 |
| 4088 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Road (STREET ADDRESS) | 126 |
| Nashville, Tennessee 37218 (CITY) (STATE) (P.O. ZIP) | Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | 13DA 25435 |

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, LESLIE WELLS, Executor of the Estate of Eunice Lee, deceased, and LESLIE WELLS, individually,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN NEWELL and wife, JUDY NEWELL

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 part of Lot No. 5 on the Map of Subdivision of The Vester Lands, of record in Plan Book 2, page 98, Chancery Court at Nashville, being further described as follows:

Beginning at a point in the center line of a 20-foot lane, sometimes called Vester Avenue, said point being South 56° 15' West 261.8 feet from the common corner of Lots No. 5 & 6; thence with the center of said lane, South 56° 15' West 500 feet to the northeasterly margin of the present location of Whites Creek Pike; thence with the said northeasterly margin of said Whites Creek Pike, South 16° 55' East 209 feet to an iron pin set in the fence line; thence approximately parallel to and approximately 1.0 feet northwest of an existing fence, NOrth 57° 04' East 500 feet to an iron pin; thence North 17° 27' West 215.86 feet to the beginning, containing 2.34 acres, more or less.

Being the same property conveyed to O. C. Will Lee and wife, Eunice Lee by deed from George Olinger and wife, Jewell Olinger, of record in Book 3133, page 499, Register's Office for Davidson County, Tennessee. The said O. C. Will Lee having since died leaving Eunice Lee as surviving tenant by the entireties. Eunice Lee died testate devising the proeprty in three equal shares to Irene Wells Myers, Rose Mary Mogley and Leslie Wells. The said Irene Wells Myers has deeded her interest in the property to Leslie Wells, by deed of record in Book 6530, page 621, Register's Office for Davidson County, Tennessee. The subject property was ordered sold by the Probate Court for Davidson County by order of record in Minute Book 304, page 235.

unimproved ( )
This is improved (X) property, known as 2729 Whites Creek Pike, Nashville, Tennessee 37218
(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 13th day of February, 19 86

Leslie Wells
LESLIE WELLS

Leslie Wells
LESLIE WELLS, Executor of the Estate of Eunice Lee

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, the within named Leslie Wells

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 13th day of February, 19 86.

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee, on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

7.63 0 8

IDENTIFICATION REFERENCE

FEB 10 9 03 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 450[illegible].00- CO TX | |
| | | | 117.[illegible] STATE | |
| | | | .50 PRFEE | |
| | | | 6.00 MISC | |
| | | | [illegible] | 123.[illegible]- |
| | | | 5013A02/18/06 [illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-6308

IDENTIFICATION REFERENCE

FEB 18 9 23 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219536