THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

Send Tax Bills:

ADDRESS NEW OWNER:
Ann Hubbard Wells
1915 Sweetbriar Avenue
Nashville, Tennessee 37212

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
117-4
47
24W-12612

**WARRANTY DEED**

BOOK 7364 PAGE 46

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rosalie M. Rasch, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ann Hubbard Wells and husband, Francis M. Wells

hereinafter called the Grantee, Grantee's 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 the easterly 50 feet front and 46.55 feet rear of the westerly 100 feet front and 93.1 rear of Lot No. 250 on the plan of Belmont Land Company's Plan - Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.

SAID portion of Lot No. 250, which is a corner lot, fronts 50 feet on the southerly margin of Sweetbriar Avenue and fronts 175 feet, more or less, on the easterly margin of an alley, and extends back 46.5 feet on the southerly line and 175.00 feet, more or less, on the easterly line to a point of intersection.

BEING the same property conveyed to Rosalie M. Rasch by deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 2883, Page 257, Register's Office for Davidson County, Tennessee.

6 9 1 9 2

IDENTIFICATION REFERENCE

SEP 28 11 45 AM '87

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 1915 Sweetbriar Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of September, 1987.

Rosalie M. Rasch

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 25th day of September, 1987, before me personally appeared Rosalie M. Rasch, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~she~~ executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7364 PAGE 47

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____., Tennessec, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 79,000.00.

Ann Hubbard Wells
Affiant

Subscribed and sworn to before me, this the 25th day of September, 1987.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Rosalie M. Rasch, unmarried

to:
Ann Hubbard Wells and husband,
Francis M. Wells

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27033

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 48

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

79000.00- CONT.
221.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.70-
7163A09/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 1 9 2

IDENTIFICATION REFERENCE

SEP 28 11 46 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20735