Davidson County DEEDWARR
Recvd: 09/05/01 17:11 2pgs
Fees:13.00 Taxes:592.00

20010905-0096392

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 160,000.00.**

Gloria D. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 4th DAY OF ~~AUGUST,~~ 2001.

Notary Public

MY COMMISSION EXPIRES:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUN 30 2002

**THIS INSTRUMENT WAS PREPARED BY**
**SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| **JEFFREY J. WELLS et ux**<br>**103 Emma Neuhoff Court**<br>**Nashville, TN 37205** | **S A M E** | **129-11-A-8**<br>**9DZ 72856** |

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 **THE ESTATE OF MILDRED MARIE RIST and RAY C. RIST, JR.**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY J. WELLS and wife, GLORIA D. WELLS**

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:

**A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 as established by Exhibit B of the Master Deed of The Cloister at St.Henry, Phase IB, of record in Book 6237, page 665, Register's Office for said County, and to which Exhibit B of the Master Deed and record thereof are incorporated herein and made a part hereof by reference.**

**Being the same property conveyed to Ray C. Rist, Sr., and wife, Mildred M. Rist and Ray C. Rist, Jr., and wife, Marilee C. Rist by deed from Joseph T. Hester and wife, Marjorie F. Hester of record in Book 6538, page 318, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Ray C. Rist, Jr., by Quitclaim Deed from Ray C.Rist, Jr., and wife, Marilee C. Rist of record in Book 8893, page 524, Register's Office for Davidson County, Tennesssee. The said Ray C. Rist, Sr., and wife, Mildred M. Rist having since died. Ray C. Rist, Sr., died first. The Will of Mildred Marie Rist, probated in Case No. 01P-1089, Probate Court of***

**The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6237, page 665, and By-Laws in Book 6042, page 650, said Register's Office.**

**LEASEHOLD ESTATE IN AND TO THE PROPERTY DESCRIBED HEREIN.**

***Davidson County, Tennessee, names Ray Charles Rist, Jr., and Anne Rist Hahn as Co-Executors and gives them authority to sell real property. Mildred M. Rist and Mildred Marie Rist are one and the same; Ray C. Rist, Jr., and Ray Charles Rist, Jr., are one and the same.**

Unimproved ( )

This is improved ( X ) property, known as **103 Emma Neuhoff Court, Nashville, Tennessee 37205**

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 our HANDS ~~THIS~~ 18th DAY OF AUGUST, 2001.

X Marilee C. Rist

RAY C. RIST, JR.

CO-EXEC.

RAY C. RIST, JR., CO-EXECUTOR

X Anne Rist Hahn, Co-Exec. 9/4/01

ANNE RIST HAHN, Co-EXEC. DATE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RAY C. RIST, JR. * the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

* and wife, MARILEE C. RIST

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of August, 2001.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, RAY C. RIST, JR., Co-Executor of the Estate of MILDRED MARIE RIST, and who as Co-Executor being authorized so to do by the Will of MILDRED MARIE RIST, probated as Case No. 01P-1089, Probate Court for Davidson County, Tennessee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at Nashville, Tennessee, on this 18th day of August, 2001.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, THE UNDERSIGNED, ANNE RIST HAHN, Co-Executor of the Estate of MILDRED MARIE RIST, and who as Co-Executor being authorized so to do by the Will of MILDRED MARIE RIST, probated as Case No. 01P-1089, Probate Court for Davidson County, Tennessee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at Nashville, Tennessee, on this 4th day of September, 2001.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002