This Deed prepared by
S. Ralph Gordon
Attorney at Law
823 Stahlman Bldg.
Nashville, Tennessee

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WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julius + Esther Seeman	Julius Seeman	7DA 28675
(NAME:) 4008 Iroquois Ave	(NAME:) 4008 Iroquois Avenue	MAP. 130-07
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn	(STREET ADDRESS) Nashville, Tennessee	PAP 74
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

For and in Consideration of the sum of Ten and no/100---------- DOLLARS

cash in hand paid by Julius Seeman and wife, Esther Millon Seeman, and other good and valuable considerations, the receipt of all of which is hereby acknowledged and for the further consideration of the grantee assuming all taxes for the year 1965.

We, Maurice J. Karr and wife Joy R. Karr

have bargained and sold, and by these presents do transfer and convey unto the said Julius Seeman and wife, Esther Millon Seeman their 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 parts of Lots Nos. 221, 222, 231 and 232 and part of Brighton Avenue as closed by an instrument of record in Book 1358, page 316, Register's Office for said County, all shown on the plan of Royal Oaks Land Company's Subdivision as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown as an unnumbered tract lying on the northerly side of Iroquois Place on the map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Iroquois Place 515.1 feet east of the east margin of Lynwood Boulevard; thence northwardly 275 feet more or less to a point; thence South 84° 12' east parallel to Iroquois Place, 200 feet to an iron pin at the northwest corner of Lot No. 31; thence with the line of the same, South 1° West, 272.33 feet to a point in the northerly margin of Irquois Place; thence westwardly with said margin of Iroquois Place; 200 feet to the point of beginning.

Being the same property conveyed to Maurice J. Karr and wife, Joy R. Karr by deed of record in Book 1875, page 3, R.O.D.C., Tenn. and to Joy R. Karr by deed of record in Book 2139, page 193, R.O.D.C., Tennessee.

This is unimproved (X) improved property, known as 4008 Iroquois (House Number) (Street) Nashville P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julius Seeman and wife, Esther Millon Seeman heirs and assigns, forever.

And do covenant with the said Julius Seeman and Esther Millon Seeman 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.

And We, Maurice J. Karr and wife, Joy R. Karr do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Julius Seeman and Esther Millon Seeman heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of August, 19 65

Maurice J Karr

Joy R Karr

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Helen H Green, a Notary Public in and for said County and State, the within named Maurice J. Karr and wife, Joy R. Karr

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

Witness my hand and official seal at Nashville, Tennessee, this day of August, 1965

Helen H Green, Notary Public

Commission Expires Jan 24, 1966

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson 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 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

STATE TAX $ 46.50
PROBATE .50
TOTAL $ 47.00

AUG 9 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 9 - 1965
CT

WARRANTY DEED

G-178445

FROM

Maurice J. Karr and wife

Joy R. Karr

TO

Julius Seeman and wife

Esther Millon Seeman

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

92196

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 9 11 23 AM '65

NOTED: BOOK 1152 PAGE 202
RECORDING FEE $ 2.00
DEP. REG. ____

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

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