WARRANTY DEED

BOOK 4249 PAGE 886

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. A. Sellers et ux.	Prudential Insurance Company	7D-36054
(NAME:) 1037 Percy Warner Boulevard	(NAME:) P. O. Box 2202	MAP 129-B
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Jacksonville, Florida 32203	PAR 26
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Six Thousand Sixty Eight and no/100 ---------- ($26,068.00) ---------- *Dollars,*
of which $6,806.81 has been paid in cash by E. A. Sellers and wife, Blanche M. Sellers, the receipt of which is hereby acknowledged, and for the remainder the said E. A. Sellers and wife have assumed and agree to pay the unpaid balance of $19,261.19 of an original indebtedness of $20,000.00 secured by deed of trust of record in book 3962, page 434, Register's Office for Davidson County, Tennessee,

We, Dan G. Chester, Jr. and wife, Sara R. Chester,

have this day bargained and sold, and do hereby transfer and convey unto the said E. A. Sellers and wife, Blanche M. Sellers, their (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 37 on the plan of Warner Park Valley, Section 1, as of record in book 3600, page 12, Register's Office for said County.
Said lot No. 37 fronts 100.0 feet on the northerly side of Percy Warner Boulevard and extends back between parallel lines 190.84 feet to a dead line.
Being the same real property conveyed to Dan G. Chester, Jr. and wife, Sara R. Chester, by deed from Bruce Batson and wife, of record in book 3962, page 430, said Register's Office.

This conveyance is made subject to 10-foot public utility easement, 529.5' minimum elevation of floor or basement, 30-foot minimum building setback line from Percy Warner Boulevard, and conditions of owners certificate, as shown on plan of record in book 3600, page 12, Register's Office for said County; and to restrictive covenants of record in book 3466, page 89, made applicable to premises by instrument in book 3534, page 128, and amended by instruments of record in book 3577, page 511, and book 3702, page 465, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,068.00

Subscribed and sworn to before me, this the 10th day of July, 19 68

E. A. Sellers
Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Raymond A. Darrow
Notary Public

This is unimproved (x) improved property, known as 1037 Percy Warner Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said E. A. Sellers and wife, Blanche M. Sellers, their (successors), *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except by deed of trust as above set out.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* E. A. Sellers and wife, Blanche M. Sellers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* July, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dan G. Chester Jr.
Sara R. Chester

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow Jr., *a Notary Public, in and for said County and State,* Dan G. Chester /and wife, Sara R. Chester,

*the within named 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 10th *day of* July, *19* 68

My Commission Expires April 21, 1971

Raymond H Darrow *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

JUL 10 68 CONV 26,068.00
JUL 10 68 S'TAX A* 67.86
JUL 10 68 PRFEE A* .50
JUL 10 68 MDEED A* 3.00 * 71.36

87 G Rimes 191622

WARRANTY DEED

FROM
Dan G. Chester/et ux.

TO
E. A. Sellers et ux.

A 04632

IDENTIF. REFERENCE

JUL 10 12 09 PM '68

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE