This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

Mail to Grantee

BOOK 4351 PAGE 912

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.and Mrs.Durwood W. Seely (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 136-7
3829 Lake Aire Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 69
Nashville, Tenn. 37214 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	
		M.O.

FOR AND IN CONSIDERATION of the sum of ($10.00)- -

TEN & NO/100- Dollars,

Cash in hand paid by Durwood W. Seely and wife, Jenny K. Seely, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by grantees to pay the balance owing to Fidelity Federal Savings & Loan Association of Nashville on a note secured by deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4320, page 456, R.O.D.C., Tennessee,

Philhall Corporation,
a Tennessee corporation, has bargained and sold, and does hereby transfer and convey unto the said

DURWOOD W. SEELY AND WIFE, JENNY K. SEELY their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:,

Being Lot No. 104 on the Plan of Priest Lake Park, Section II, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, described as follows:

Beginning at a point in the western margin of Lake Aire Drive, common corner of Lots Nos. 104 and 105; thence with said margin north 20° 12' west 109.30 feet, and 19.53 feet; thence around a curve northeasterly 24.80 feet, and continuing with a reverse curve northeasterly 45.62 feet to the common corner of Lots 103 and 104; thence with the line between said two lots southeasterly 147.00 feet; thence south 28° 47' east 39.68 feet to the common rear corner of Lots 104 and 105; thence with the line between said two lots southwesterly 155.04 feet to the point of beginning.

Being part of the property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4320, page 454, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4317, page 17; and easements, setback lines, conditions of owner's certificate, etc. as shown on plan of record in Book 4175, page 56, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,300.00

Subscribed and sworn to before me, this the 21st day of July 1969.

Durwood W. Seely
Affiant

My commission expires: My Commission Expires AUGUST 7, 1971 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3829 Lake Aire Drive (House Number) (Street) Nashville, Tennessee 37214 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

DURWOOD W. SEELY AND WIFE, JENNY K. SEELY their (successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as above set out and assumed.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Durwood W. Seely and wife, Jenny K. Seely,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand & this 21st. day of July, 1969, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PHILHALL CORPORATION

By: Randall Phillips
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earline T. Ormsby, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Philhall Corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 21st day of July, 1969.

Earline T. Ormsby
Notary Public

My Commission Expires AUGUST 7, 1971
Commission expires

JUL 22 CONV 38,300.00
JUL 22 TAX 99.58
JUL 22 FEE .50
JUL 22 REC 3.00 * 103.08

018,689-9

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

DURWOOD W. SEELY AND WIFE,

JENNY K. SEELY

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 48237

IDENTIF. REFERENCE

JUL 22 10 06 AH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING