BOOK 4351 PAGE 852 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,552.34

s Mario Ralph Seta, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 1969.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 633 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Ralph Seta, Jr. (NAME)	First & Mid-South Mortgage Co. (NAME)	5D-11541
234 Eisenhower Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 134-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pat. 156

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, WE, HAROLD E. MILLER AND WIFE, ELSIE R. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIO RALPH SETA, JR. AND WIFE, PATSY SETA

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:

LAND in Davidson County, Tennessee, being Lot No. 241, Kenilworth Estates, as of record in Book 3300, pages 35 and 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 241 fronts 70 feet along the northwesterly margin of Eisenhower Drive and runs back 144.3 feet on its northeasterly line and 144.9 feet on its southwesterly line to a line in the rear measuring 67.1 feet thereon.

BEING the same property conveyed to Harold E. Miller and wife, Elsie R. Miller by deed from Maurice Karr, Trustee, of record in Book 4236, page 50, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to First & Mid-South Mortgage Company of record in Book 4236, page 52, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is improved (X) unimproved ( ) property, known as 234 Eisenhower Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 28th day of July, 1969

Harold E. Miller

Elsie R. Miller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold E. Miller and wife, Elsie R. Miller

the 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 28th day of July 19 69

Commission expires 12-12-72

Notary Public

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

WARRANTY DEED

FROM

HAROLD E. MILLER ET UX

TO

MARIO RALPH SETA, JR.

A 49572

IDENTIF. REFERENCE

AUG 1 3 42 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-1 69	CONV	17,552.34			
AUG-1 69	S'TAX		A*	45.76	
AUG-1 69	PR'FEE		A*	.50	
AUG-1 69	W'DEED		A*	3.00	* 49.26

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

FELIX [illegible] JR.
ATTORNEY AT LAW
623 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Row 1
Box 8