BOOK 4356 PAGE 151 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,700.00

Wanda Dee Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 1969

Mrs. Ruth B. Nixon
Notary Public

MY COMMISSION EXPIRES: 2-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis F. Seals and wife Barbara L. Seals (NAME)	New Owners (NAME)	53-3-255
1405 Birdsall Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~, and the assumption of a balance of note secured by Deed of Trust of Record in Book 4000, page 262, R.O.D.C., Tennessee , we Wanda Dee Reynolds and wife, Ruth B. Reynolds HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CURTIS F. SEALS and wife, BARBARA L. SEALS

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:

Being Parts of Lots Nos. 174 and 175, Section "B", Village of Old Hickory, of record in Book 1424, page 67, Register's Office for said County, described as follows:

Starting with an iron pin at the southwest corner of Lot no. 173; thence south 0° 50' west 30 feet along the west property line of Lot no. 174 to an iron pin which is the point of beginning, and running thence the following courses and distances; south 89° 06' east 88.5 feet to an iron pin; thence south 0° 43' west 94 feet to an iron pin; thence north 89° 60' west 89 feet to an iron pin; thence north 0° 50' east 94 feet to an iron pin, the point of beginning, containing 0.19 acre, more or less.

Being the same property conveyed to Wanda Dee Reynolds and wife, Ruth B. Reynolds, by deed from C. R. Stinson et al, Trustees of the First Baptist Church, Old Hickory, Tennessee, of record in Book 4000, page 258, said Register's Office.

This is improved (X) unimproved ( ) property, known as 1405 Birdsall Street, Old Hickory, Tennessee 37138
(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 hands this 5th day of August 1969

Wanda Dee Reynolds

Ruth B Reynolds

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Alfred R. Akin, a Notary Public in and for said County and State, the within named Wanda Dee Reynolds and wife, Ruth B. Reynolds

the bargainors, 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 Madison, Tennessee, this 5th day of August 19 69.

Commission expires 2-7-73

Mrs. Alfred R. Akin
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

Mail to:J. R. Coarsey Realty
P. O. Box 203, Madison, Tenn.
37115

WARRANTY DEED

FROM

WANDA DEE REYNOLDS AND WIFE

RUTH B. REYNOLDS

TO

CURTIS F. SEALS AND WIFE

BARBARA L. SEALS

A 50173

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IDENTIF. REFERENCE

AUG 8 8 48 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

AUG-8	CONV	14,700.00			
AUG-8	S'TAX		A*	38.22	
AUG-8	PR'FEE		A*	.50	
AUG-8	W'DEED		A*	3.00	* 41.72