THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4429 PAGE 209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Tom P. Seale, et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 95-1
2004 Dearborne Drive (STREET ADDRESS OR ROUTE NUMBER)	411 Seventh Avenue North (STREET ADDRESS)	Pal. 28
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Tom P. Seale and wife, Karen L. Seale, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $13,800.00, secured by a deed of trust to Herschel Greer, Trustee, as of record in Book 2534, page 413, Register's Office for Davidson County, Tennessee.

We, Vernon R. Price and wife, Opal S. Price

have this day bargained and sold, and do hereby transfer and convey unto the said

Tom P. Seale and wife, Karen L. Seale

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being lot No. 37 on the Map of Donelson Hills Subdivision, of record in Book 2331, pages 22, 23 Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Dearborn Drive at the corners of lots Nos. 36 and 37; thence westwardly along a broken line 284.6 feet to a point; thence northwardly 135.4 feet to a point in the margin of Guaranty Drive; thence with said Drive eastwardly 260.45 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to a point in the margin of Dearborn Drive; thence with the margin of said Drive southwardly 131.65 feet to the point of beginning.

Being the same property conveyed to Vernon R. Price and wife, Opal S. Price by deed from Evans & Crockett, Inc., of record in book 2549, page 3, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 25,650.00

Subscribed and sworn to before me, this the 1st day of July 19 70

My commission expires: [redacted] Sept 19, 1971 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) 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

Tom P. Seale and wife, Karen L. Seale

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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Tom P. Seale and wife, Karen L. Seale
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 1st *day of* July, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Vernon R. Price
Vernon Price

X Opal S. Price
Opal S. Price

K 4429

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R. Williams, *a Notary Public in and for said County and State,* Vernon R. Price and wife, Opal S. Price

the within named 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 [redacted] Nashville, Tennessee *this* 1st *day of* July, *19* 70

Thelma R. Williams *Notary Public*

Commission expires 11-30-70

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-6?? CONV 25,650.00
JUL-6?? S'TAX A* 66.56
JUL-6?? PR'FEE A* .50
JUL-6?? W'DEED A* 3.00 * 70.06

WARRANTY DEED

FROM
Vernon Price, et ux

TO
Tom P. Seale, et ux

A 8 2 7 0 2

IDENTIF. REFERENCE

JUL 6 12 30 PM '70

FELIX Z. WILSON II 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

Dobson + Johnson INC.