WARRANTY DEED

BOOK 4434 PAGE 108

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHESTER R. SEANEY (NAME)	PEOPLES BON+MORTGAGE CO. (NAME)	Map 136-13
550 RURAL HILL RD (STREET ADDRESS OR ROUTE NUMBER)	1426 WALNUT STREET (STREET ADDRESS)	Par. 10
NASH. 37217 TENN. (CITY) (P. O ZONE) (STATE)	PHILADELPHIA, PENNSYLVANIA (CITY) 19107 (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------*Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by instruments of record in Book 4208, page 467; Book 4327, page 509, Register's Office for Davidson County, Tennessee.

We, Walter E. Geldrich and wife, Wilma G. Geldrich

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

Chester R. Seaney and wife, Rosa T. Seaney

their ~~heirs~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Edge-O-Lake Estates, Section IV, a plat of which is of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee.

The said Lot No. 86 fronts 100 feet on the easterly side of Rural Hill Road and extends back between parallel lines 150 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Walter E. Geldrich and wife, Wilma G. Geldrich by deed from James V. Hill and wife, Margaret G. Hill of record in Book 4384, page 836, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,346.00

Subscribed and sworn to before me, this the 2 day of July, 19 70

Affiant

My commission expires: April 1, 1972 (Affix Seal)

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

Chester R. Seaney and wife, Rosa T. Seaney

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 as noted above.

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

Chester R. Seaney and wife, Rosa T. Seaney, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 2 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.*

Walter E. Geldrich

Wilma G. Geldrich

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Simdon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Walter E. Geldrich and wife, Wilma G. Geldrich

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* 5 *day of* July *19*70.

[illegible] *Notary Public*

Commission expires 11/26/1, 1972

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 27 70	CONV	36,346.85			
JUL 27 70	S'TAX		A*	94.38	
JUL 27 70	PR'FEE		A*	.50	
JUL 27 70	W'DEED		A*	3.00	* 97.88

WARRANTY DEED

FROM
WALTER E. GELDRICH, ET UX

TO
CHESTER R. SEANEY, ET UX

A 84870

IDENTIF. REFERENCE

JUL 27 9 47 AM '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

PEDIGO & SAINDON