This instrument prepared by Rebecca Thomas, Atty.300 Jas. Robertson Pkwy.
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Birl Houston Seagroves & Wife Mary Thelma Seagroves 521 Timmons Avenue	Same BOOK 4459 PAGE 818	Map 119-13 Par. 137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nine Thousand and no/100 ---------- ($9,000.00) ----- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged.

We, Anne Elizabeth Alessio Mosier, Martha Helen Alessio Peura, Charles Alessio, Jr. and Virgil Harold Alessio, heirs at law and devisees under will of Charles Alessio, deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said Birl Houston Seagroves and wife, Mary Thelma Seagroves, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 37 in the Property known as College Heights, a plan of which is record in Plan Book 332, page 19, of the Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the southerly side of Timmons Street, and extends back southerly between parallel lines, 169 feet to an alley in the rear.

Being the same property vested in Annie Elizabeth Alessio Mosier, Martha Helen Alessio Peura, Charles Alessio, Jr., and Virgil Harold Alessio by will of Charles Alessio as of record in Will Book 98, page 126, probated October 6, 1970, under Rule No. 55132, Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 14th day of November 1970

Affiant

My commission expires: 31 July 1973
(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 Birl Houston Seagroves and wife, Mary Thelma Seagroves, 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* Birl Houston Seagroves and wife, Mary Thelma Seagroves, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 28th *day of* October, 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 Martha Helen Alessio Peura
Anne Elizabeth Alessio Mosier
Charles Alessio Jr.
Virgil Harold Alessio

BOOK 4459 PAGE 819

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [signature] *a Notary Public in and for said County and State,* Annie Elizabeth Alessio Mosier, Charles Alessio, Jr. and Virgil Harold Alessio

the within named bargainor....., 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* 4th *day of* October NOVEMBER, *19* 70.

[signature] *Notary Public*

Commission expires 2-16-71

STATE OF NEW YORK)
COUNTY OF DUTCHESS,) ss.:

– Notary –

I, J. JOHN HAUTMANN, County Clerk and Clerk of the Supreme Court of the State of New York, in and for the County of Dutchess, a Court of Record, having by law a seal, DO HEREBY CERTIFY pursuant to the Executive Law of the State of New York, that

Ian MacDonald

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgement or proof, was at the time of the taking the same a NOTARY PUBLIC in and for the State of New York duly commissioned, sworn and qualified to act as such throughout the State of New York; that pursuant to law, a commission or a certificate of his official character, with his autograph signature has been filed in my office; that at the time of taking such proof, acknowledgement or oath, he was duly authorized to take the same; that I am well acquainted with the handwriting of such NOTARY PUBLIC or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and I believe that such signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 4th day of November 19 70.

[signature]
County Clerk and Clerk of the Supreme Court, Dutchess County

Co.C.8

RECORDED & MAILED
Apology of Writing, Typing or Printing on this Document Unsatisfactory When Reproduced

STATE OF ~~TENNESSEE~~ NEW YORK)
COUNTY OF ~~DAVIDSON~~ DUTCHESS) IAN G. MACDONALD

Personally appeared before me, [redacted] *a Notary Public in and for said County and State,* MARTHA HELEN ALESSIO PENRA

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that SHE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at POUGHKEEPSIE, NEW YORK *Tennessee, this* 3rd *day of* NOVEMBER, *19*70.

[signature] *Notary Public*

Commission expires MARCH 30, 1971

NOV 17 70	CONV	*9,000.00			
NOV 17 70	S'TAX		A*	23.40	
NOV 17 70	PR'FEE		A*	.50	
NOV 17 70	M'DEED		A*	3.00	* 26.90

WARRANTY DEED

FROM Annie Elizabeth Alessio Mosier, et al

TO Birl Houston Seagroves, et ux

A 96575

IDENTIF. REFERENCE

Nov 17 1 31 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