BOOK 4499 PAGE 187

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$20,700.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 1971.

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayden Paul Sellers,Sr. (NAME)	Mortgage Associates, Inc. (NAME)	03D-62966
607 Truxton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	96-11
Donelson, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	137

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, Marvin L. Askew et ux Hazel E. Askew

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hayden Paul Sellers, Sr. et ux Sara T. Sellers

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 Lot No. 67 on the plan of Hickory Bend, Section I of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 67 fronts on the eastern margin of Truxton Drive and runs back between parallel lines, 165 feet to a dead line; thence running 75 feet across the rear.

THIS being the same property conveyed to Marvin L. Askew et ux by deed from William N. Edgin et ux of record in Book 3885, page 664, aforesaid register's office.

THIS conveyance is subject to the restrictive covenants of record in Book 3341, page 265 and easements, Register's office, Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 607 Truxton Drive, Donelson, Tennessee 37214
(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 3rd day of May, 1971

Marvin L. Askew

Hazel E. Askew

STATE OF TENNESSEE
Davidson County

BOOK 4199 PAGE 188

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Marvin L. Askew et ux Hazel E. Askew

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 3rd day of May 19 71

Commission expires 11/26/73

Notary Public

STATE OF TENNESSEE
Davidson County

Edward Seddon

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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 MARVIN L. ASKEW ET UX

HAZEL E. ASKEW

TO HAYDEN PAUL SELLERS, SR. ET UX SARA T. SELLERS

B 13601

IDENTIF. REFERENCE

MAY 5 12 49 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

File Box #13

MAY-5- CONV 20,700.00
MAY-5- STAX A* 53.82
MAY-5- FEE A* .50
MAY-5- DEED A* 3.00 * 57.32