WARRANTY DEED

BOOK 4524 PAGE 400

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rudy H Sells	Cayce Allen & Hall Mtg Co	map 147-8
(NAME:) 4857 Torbay Dr	(NAME:) Birmingham #3	Par. 88
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn. 37	(STREET ADDRESS) Ala.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (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 an indebtedness as evidenced by an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

I, Rebecca Joanne Maffucci, unmarried *have bargained and sold, and by these presents do transfer and convey unto the said* Rudy H. Sells and wife, Martha J. Sells *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Cathey Heights, Section Two, as of record in Book 2854, page 126, Register's Office for said County.

Said Lot No. 24 fronts 100 feet on the westerly side of Torbay Drive and extends back between lines, 171.48 on the northerly line and 183.92 feet on the southerly line, to a dead line in the rear, measuring 101.0 feet thereon.

Being the same property conveyed to Rebecca Joanne Maffucci, unmarried, by deed from Eddie W. Yelverton and wife, Loretta H. Yelverton of record in Book 4424, page 206, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,900.00

Subscribed and sworn to before me, this the 27 day of July 1971

Affiant: Mary McCord

My commission expires: 5/23/73 (Affix Seal)

Notary Public: [illegible]

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ~~Rudy H. Sells and wife, Martha J. Sells~~ their *heirs and assigns, forever.*

And I *do covenant with the said* Rudy H. Sells and wife, Martha J. Sells *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as noted above.

And I, Rebecca Joanne Maffucci *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rudy H. Sells and wife, Martha J. Sells their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27 *day of* July, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rebecca Joanne Maffucci

This Instrument was prepared by

Of the Law Firm Pedigo & Salmon
Stahlman Building, Nashville, Tennessee

BOOK 1524 PAGE 401

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Paul Hooper, *a Notary Public in and for said County and State,* Rebecca Joanne Maffucci, *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 Nashville, Tennessee. *this* 27 *day of* July, *19*71.

Paul Hooper *Notary Public*

Commission expires 5/23/73

PAUL HOOPER * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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 contcined, 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 29 CONV 15,800.00
JUL 29 STAX A* 41.08
JUL 29 PREEE A* .50
JUL 29 RECD A* 4.00 * 45.58

WARRANTY DEED

FROM

REBECCA JOANNE MAFFUCCI

TO

RUDY H. SELLS, ET UX

B 24806

IDENTIF. REFERENCE

JUL 29 2 11 PM '71

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 250-2650
NASHVILLE, TENNESSEE

Rebecca Sandlin