BOOK 1628 PAGE 764

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Albert Seals Sr.	Carl Albert Seals Sr.	Map 103-4
(NAME) 118 47th Ave. No.	(NAME) 118 47th Ave. No.	par 207
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Five Hundred ($12,500.00) and no/100 - - - - *Dollars,* cash in hand paid by Carl Albert Seals Sr. and wife Ida Mae Seals, the receipt of which is hereby acknowledged.

I, Elsie Henry Reynolds,

have this day bargained and sold, and do hereby transfer and convey unto the said Carl Albert Seals Sr. and wife Ida Mae Seals their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the southwest corner of lot No. 13 on the Map of a part of Sylvan Park, as of record in book 332, page 104, Register's Office for said County, described as follows:
Beginning at the northeast corner of Colorado Avenue, formerly 9th Avenue and 47th Ave. No. formerly 6th. Street; thence with the easterly margin of 47th. Ave. No. northerly 160 feet to an alley; thence with the southerly margin of said alley easterly 125 feet to the westerly margin of another alley; thence with the westerly margin of the last mentioned alley southerly 160 feet to the northerly margin of Colorado Ave. thence with the northerly margin of said avenue, westerly 125 feet more or less to the beginning.
Being the same property conveyed to Elsie Henry Reynolds by deed from H. W. Lepley and wife of record in book 1349, page 142, said Register's Office.

Taxes for the year 1972 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 16th day of August - 1972.

Affiant Carl Albert Seals Sr.

My commission expires: 2-1-75 (Affix Seal)

Notary Public H B Duncan

This is unimproved ( ) improved (X) property, known as 118 47th Ave. No. (House Number) Nashville, Tenn. (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 Carl Albert Seals Sr. and wife Ida Mae Seals their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Carl Albert Seals Sr. and wife Ida Mae Seals their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 16TH *day of* August, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elsie Henry Reynolds

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan - , a Notary Public in and for said County and State, Elsie Henry Reynolds

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 16TH day of August - , 1972.

H B Duncan
Notary Public

Commission expires 2-1-75

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

AUG 16 72	CONV	12,500.00				
AUG 16 72	S TAX		A*	32.50		
AUG 16 72	PR FEE		A*	.50		
AUG 16 72	W DEED		A*	4.00	*	37.00

WARRANTY DEED

FROM
Elsie Henry Reynolds

TO
Carl Albert Seals Sr. etux

B 7: 1890

IDENTIF. REFERENCE

AUG 16 2 06 PM '72

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