FORM NO. WD-1

BOOK 4671 PAGE 121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 73.

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Seals, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	12D 33455
3310 Masonwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 50-11
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 8

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, Jack F. Roberts and Myrna Lou (Hawkins) Roberts Gibson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Seals and wife, Geraldine Denson Seals

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:

Land in Davidson County, Tennessee, being Lot No. 627 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office for said County, more particularly described as follows:

BEGINNING at a point in the northerly margin of Masonwood Drive at the common corner of Lots Nos. 626 and 627; thence in a northerly direction 117.0 feet to a point at the common corner of Lots Nos. 626, 627, and a reserved parcel; thence with the line between Lots Nos. 627 and said reserved parcel, 114.5 feet in a westerly direction to a point in the easterly margin of an unnamed street; thence along said margin, 92.0 feet in a southerly direction to a point which is the beginning of a curve; thence aournd said curve, 39.27 feet in a southeasterly direction to a point in the northerly margin of Masonwood Drive; thence along said margin, eastwardly 89.5 feet to the point of beginning.

BEING the same property conveyed to Jack F. Roberts and wife, Myrna Lou (Hawkins) Roberts by deed from Sanders W. Lomax and wife, Thelma W. Lomax, of record in Book 3955, page 556, Register's Office for Davidson County, Tennessee. The said Jack F. Roberts and Myrna Lou (Hawkins) Roberts having since been divorced and she now being Myrna Lou (Hawkins) Roberts Gibson.

This conveyance is subject to restrictive covenants of record in Book 3434, page 270, amended in Book 3616, page 269, and further amended in Book 3702, page 519, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 3311 Masonwood Drive, Nashville, Tennessee
(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 this 2nd day of January, 19 73

Jack F. Roberts

Myrna Lou (Hawkins) Roberts Gibson

STATE OF VIRGINIA
Henrico County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myrna Lou (Hawkins) Roberts Gibson

the 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 Richmond, Virginia this 3 day of [illegible] 19 72

Commission expires 6-30-75

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack F. Roberts the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of January, 1973.

Notary Public

My Commission Expires: 11/8/75

file in box # 4

WARRANTY DEED

FROM

JACK F. ROBERTS and MYRNA LOU (HAWKINS) ROBERTS GIBSON

TO

JAMES C. SEALS, ET UX

390651

IDENTIF. REFERENCE

JAN 10 2 35 PM '73

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 10 73	CONV	21,900.00			
JAN 10 73	S'TAX		A*	56.94	
JAN 10 73	PR'FEE		A*	.50	
JAN 10 73	W'DEED		A*	4.00	* 61.44