ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	
	Union at Fourth	104-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	46
	Nashville, Tenn. 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
Ten and no/100 ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we;

RONALD W. MAGIN AND WIFE, CHARLENE L. MAGIN

have bargained and sold, and by these presents do transfer and convey unto the said
JULIUS SEEMAN AND WIFE, ESTHER M. SEEMAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 182 on the Plan of Richland Realty Company's 2nd Subdivision of record in Book 332, page 92, Register's Office for said County.

Said Lot No. 182 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines, 192.5 feet more or less to an alley.

Being the same property conveyed to Ronald W. Magin and wife, Charlene L. Magin, by deed from Helen Jernigan Nolan, as of record in Book 4504, page 527, said Register's Office.

This conveyance is subject to restrictions, easements, set-back lines, and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (X) property, known as 3729 Central Avenue, Nashville, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 8th day of March 19 73.

Ronald W. Magin — Charlene L. Magin

RONALD W. MAGIN — CHARLENE L. MAGIN

BOOK 4688 PAGE 188

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Billy A. DeBusk a Notary Public in and for said County and State, the within named RONALD W. MAGIN AND WIFE, CHARLENE L. MAGIN

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 8th day of March, 19 73.

My commission expires 2-5-77 Notary Public Billy A. DeBusk

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Julius Seeman

Sworn to and subscribed before me this 8th day of March, 19 73.

My commission expires 2-5-77 Notary Public Billy A. DeBusk

MAR 12 CONV 27,000.00
MAR 12 S'TAX A* 70.20
MAR 12 PRFEE A* .50
MAR 12 DEED A* 4.00 * 74.70

This instrument was prepared by:
~~This instrument prepared by~~
~~STEPHENSON, LACKEY & HOLMAN~~
~~First Federal Building~~
Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM RONALD W. MAGIN AND WIFE, CHARLENE L. MAGIN

TO JULIUS SEEMAN AND WIFE, ESTHER M. SEEMAN

397888

IDENTIF. REFERENCE

MAR 12 2 59 PM '73

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

27.00