This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
P. O. Box 2541
Nashville TN 37219

BOOK 4783 PAGE 120

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie Seay et ux	Lomas & Nettleton	Map 105-13
(NAME)	(NAME)	
625 Middleton Avenue	P. O. Box 926	Par. 307
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37203	Virginia Beach, Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------- ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $12,350.00, to United Mortgagee Servicing Corp., secured by a deed of trust to Percy Wilkins, Jr., Trustee, and recorded in Book 3758, page 345, Register's Office for Davidson County, Tennessee, payable as specified therein,

we, James C. Merritt and wife, Vera Patrick Merritt,

have this day bargained and sold, and do hereby transfer and convey unto the said

Willie Seay and wife, Gussie Seay,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 25 feet of Lot No. 8, all of Lot No. 9, and the westerly 2 feet of Lot No. 10 on the Map of Waldkirch Subdivision of Lots 8 and 9 of the W.L.B. Lawrence Plan, as of record in Book 421, page 90, Register's Office for said County.

Said easterly part of Lot No. 8, all of Lot No. 9, and the westerly part of Lot No. 10 front together 77 feet on the southerly side of Lawrence Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to James C. Merritt and wife, Vera Patrick Merritt, by deed from Mary W. Riggan, of record in Book 3767, page 626, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 24 day of January, 19 74

My commission expires: July 27, 1977 (Affix Seal)

x James C. Merritt
Affiant

Notary Public

This is (unimproved) (improved (X)) property, known as 907 Lawrence Avenue, Nashville, Tenn. (House Number) (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

Willie Seay and wife, Gussie Seay,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Willie Seay and wife, Gussie Seay,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* January, *19* 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x James C. Merritt

Vera Patrick Merritt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, James C. Merritt and wife, Vera Patrick Merritt,

the within named 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 24th day of January, 19 74.

Ann Williams Notary Public

Commission expires July 27, 1977

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 bargainer, 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 _____

JAN24'74	CONV	13,000.00			
JAN24'74	S TAX		A*	33.80	
JAN24'74	PR FEE		A*	.50	
JAN24'74	W DEED		A*	4.00	* 38.30

WARRANTY DEED

FROM

JAMES C. MERRITT et ux

TO

WILLIE SEAY et ux

C 39696

IDENTIF. REFERENCE

JAN 24 2 25 PM '74

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238