William P. Johnston, Esquire
1200 American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4823 PAGE 669

Address New Owner(s) as follows:

Mr. and Mrs. John C. Warnecke
4517 Harpeth Hills Drive
Nashville, Tennessee 37205

Send Tax Bills to:

Fidelity Federal Savings & Loan
226 Third Avenue North
Nashville, Tennessee

Map Parcel Numbers: 7DA-51425

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $46,560.00. Subscribed and sworn to before me, this the 10 day of June, 1974.

Affiant

Notary Public

JAMES R. CHESHIRE II NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 10-21-77

(Affix Seal)

FOR AND IN CONSIDERATION of the sum of Forty-Six Thousand Five Hundred Sixty and no/100 ($46,560.00) Dollars, receipt of which is hereby acknowledged, from JOHN C. WARNECKE, and wife, NANCY C. WARNECKE (hereinafter, the "Buyers"), JAMES SEAY, and wife, LEE SMITH SEAY (the "Sellers") have this day bargained and sold, and do hereby transfer and convey unto the Buyers, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 of block "H" on the plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, Register's Office for said County.
>
> Said Lot No. 4 fronts 150 feet on the easterly side of Harpeth Hills Drive and runs back 230 feet on the northerly line and 243.4 feet on the southerly line to a dead line, measuring 232.6 feet thereon.
>
> Being the same property conveyed to James Seay and wife, Lee Smith Seay, by deed from Karl P. Warden and wife, Elizabeth R. Warden, of record in Book 4513, page 973, Register's Office for said County.

This is improved property, known as 4517 Harpeth Hills Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the Buyers, their heirs and assigns forever. Sellers covenant that they 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 and subject to the following:

1. Taxes for 1974, a lien, but not yet due and payable.

2. Ten foot easement for public utilities along the rear line of premises, 75 foot building setback line from Harpeth Hills Drive and conditions of owners certificate, as shown on plan of record in Book 1424, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument (of which a copy is attached) executed by M. L. McMakin, Trustee, dated May 1, 1947, filed May 26, 1947, and recorded in Book 1489, page 471, Register's Office for Davidson County, Tennessee; provided, however, that restrictive covenant number 4 shall be deleted.

4. Deed of Trust executed by James Seay and wife, Lee Smith Seay, to Vaden Lackey, Jr., Trustee, dated June 22, 1971, filed June 23, 1971, and recorded in Book 4513, page 975, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $18,750.00 payable as therein specified to Fidelity Federal Savings & Loan Association, payment of which is being assumed by the Buyers.

Sellers further covenant and bind themselves, and their heirs and representatives, to warrant and forever defend the title to said real estate to the Buyers, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 10 day of June, 1974.

Lee Smith Seay

James Seay

FELIX Z. WHITESIDE, REGISTER DAVIDSON COUNTY, TENN.
JUN 11 8 47 AM
IDENTIF. REFERENCE

C 5 8 1 2 7

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, [illegible], a Notary Public in and for said County and State, James Seay and wife, Lee Smith Seay, the within named bargainors, 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 10th day of June, 1974.

Notary Public

JAMES R. CHESHIRE III. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 10-24-77

JUN 11 72	CONV	16,560.00			
JUN 11 72	S'TAX		A*	121.16	
JUN 11 72	PR'FEE		A*	.50	
JUN 11 72	W'DEED		A*	4.00	* 125.66