This instrument prepared by Mead & Mead Law Office, 108 Oak Valley Drive, Suite 202, Nashville, Tennessee 37207.

WARRANTY DEED

BOOK 4830 PAGE 353

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alves Seagraves et ux	Alves Seagraves	
(NAME)	(NAME)	
1210 Woodland Street	1210 Woodland Street	83-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	167 Pat
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00

Ten and no/100 *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, JAMES B. HOLT AND WIFE, NANNIE MAE, hereinafter called the grantors

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

ALVES SEAGRAVES AND WIFE, CRYSTAL MARIE, hereinafter called the grantees

~~XXXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 2 fronts 51 feet on the southerly side of Woodland Street and runs back 174 feet on the easterly line and 172 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to James Buford Holt and wife, Nannie Mae Holt by Deed from Mallernee Realty Company, Inc. of record in Book 2099, Page 491, 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 $ 14,500.00

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

Affiant Alves N. Seagraves

My commission expires: 10-26-77 (Affix Seal)

Notary Public Eleanor T. Mead

This is ~~unimproved ( )~~ improved (XX) property, known as 1210 Woodland Street, Nashville, Tennessee
(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 grantees, their ~~XXXXX~~ *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* June, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James B. Holt
JAMES B. HOLT

Nannie Mae Holt
NANNIE MAE HOLT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Eleanor T. Mead *a Notary Public in and for said County and State,* James B. Holt Nannie Mae Holt

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, Tenn. *this* 24th *day of* June, *19* 74

Eleanor T. Mead
Notary Public

Commission expires 10-26-77

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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*.....

Commission expires .....
Notary Public

WARRANTY DEED

FROM

JAMES B. HOLT AND WIFE, NANNIE MAE

TO

ALVES SEAGRAVES AND WIFE, CRYSTAL MARIE

1210 Woodland Street

Nashville, Tennessee

JUL-1 74 CONV 14,500.00
JUL-1 74 S'TAX A* 37.70
JUL-1 74 PR'FEE A* .50
JUL-1 74 W'DEED A* 4.00 * 42.20

C 6 1 2 1 3

IDENTIF. REFERENCE

JUL 1 12 09 PM '74

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

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS