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IDENTIF. REFERENCE
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MAY 12 12 33 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4911 PAGE 878

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

James H. Seagraff
Affiant

SUBSCRIBED AND SWORN TO BEFOBE ME THIS THE 9th DAY OF May 1975

Notary Public

MY COMMISSION EXPIRES: November 8, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Seagraff et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	
1439 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 72-4
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Parcel 237

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, LOUIE DOUTHITT AND WIFE, MARY DOUTHITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. SEAGRAFF AND WIFE, FRANCES LOUISE SEAGRAFF

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. 34 of Block "E" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 100 feet on the easterly side of Mildred Avenue and runs back between lines 175 feet to a dead line.

Being the same property conveyed to Louie Douthitt and wife, Mary Douthitt by Deed from C.G. Duncan and wife, Margaret Duncan, of record in Book 4832, page 595, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Fidelity Federal Savings and Loan Association, in the original principal amount of $19,200.00, as of record in Book 4832, page 597, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1439 Ardee Avenue Nashville, Tennessee 37216
(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 hands this 9th day of May, 1975

Louie Douthitt
LOUIE DOUTHITT

Mary Douthitt
MARY DOUTHITT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louie Douthitt and wife, Mary Douthitt

the 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 9th day of May, 1975

Commission expires November 8, 1975

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
LOUIE DOUTHITT ET UX

TO
JAMES H. SEAGRAFF ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 12 75	CONV	25,000.00			
MAY 12 75	S TAX		A*	65.00	
MAY 12 75	PR FEE		A*	.50	
MAY 12 75	W DEED		A*	4.00	* 69.50