BOOK 4920 PAGE 646

Send Tax Bills to Dobson + Johnson - 311 Plus Park Blvd Nashville Tenn

This Instrument Prepared by: Robert L. Trentham, 22nd Floor, Life & Casualty Tower, Nashville, TN

Buyers Address: 408 Ocala Dr Nashville, Tenn - 37211

162-5 223 PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-One Thousand Five Hundred ($41,500.00) Dollars, the receipt of which is acknowledged, A. SCOTT THOMPSON, III, and wife, JEANNE S. THOMPSON, hereinafter called Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said STANLEY SEATON and wife, LINDA SEATON, their successors, heirs and assigns, certain real estate as follows:

Land in the 5th Civil District of Davidson County, Tennessee, and being Lot No. 87 on the Re-subdivision of Lots 95 thru 101 and Lot 87, on the Plat of Hickory Valley Subdivision, Section III, of record in Book 4715, page 29, Register's Office for said County.
BEGINNING at a point in the north margin of Ocala Drive, at the common front corner of Lots 86 and 87; thence with the line between said two lots North 82.78 feet to a concrete monument, said point being the common corner of Lots 86, 87 & 88; thence with the line between Lots 87 & 88 easterly 133.86 feet to a point in the west margin of Ocala Court North; thence with a margin of the same South 95 feet to a concrete monument at the beginning of a curve to to the right having a radius of 25 feet; thence around said curve 38.24 feet to a concrete monument in the north margin of Ocala Drive; thence with the margin of the same West 107.69 feet to the point of beginning.

Being the same property conveyed to A. Scott Thompson, III and wife, Jeanne Thompson, by deed from Randall Phillips Builders, Inc. of record in Book 4777, Page 791, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said STANLEY SEATON and wife, LINDA SEATON, their successors 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 by utility easements, set back lines, and restrictive covenants of record in Plat Book 4715, page 29, and Book 4604, page 526, and Book 4630, page 548, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said STANLEY SEATON and wife, LINDA SEATON, their successors and assigns, against the lawful claims of all

persons.

Witness our hands this 1st day of April, 1975.

A. Scott Thompson III
A. SCOTT THOMPSON III

Jeanne S. Thompson
JEANNE S. THOMPSON

JUN 10 CONV 41,500.00
JUN 10 S'TAX A* 107.90
JUN 10 TITLE A* .50
JUN 10 W'DEED A* 4.00 * 112.40

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, Bonnie F. Broadnax, a Notary Public in and for said County and State, A. Scott Thompson III and Jeanne S. Thompson, 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 Fulton Co. Court, Atlanta, Georgia, this 1st day of April, 1975.

Bonnie F. Broadnax
Notary Public.

NOTARY PUBLIC, GEORGIA, STATE AT LARGE, BONNIE F. BROADNAX

My commission expires:
Notary Public, Georgia, State at Large
My Commission Expires Mar. 12, 1978

D02050

TENTIF. REFERENCE
JUN 10 2 31 PM '75
CLERK & MASTER REGISTER
DAVIDSON COUNTY, TENN.

The actual consideration or value for this transfer is

Affiant

Sworn to and subscribed before me

this 1st day of April, 1975.

Bonnie F. Broadnax
Notary Public

My commission expires:
Notary Public, Georgia, State at Large
My Commission Expires Mar. 12, 1978

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $41,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda Seaton
Affiant

Subscribed and sworn to before me this the 30th day of May 1975

Barbara Ferguson
Notary Public

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 10/4/78