BOOK 4974 PAGE 203

This instrument prepared by
J. K. WOODARD, Attorney at L
223 MADISON ST.
MADISON, TENNESSEE 37115

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Ruth C. Seaman | Same | Map 8 |
| (NAME) Route 1, Baxter Road | (NAME) | Par. 82 |
| (STREET ADDRESS OR ROUTE NUMBER) Joelton, Tennessee | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Walter Duke and wife, Louise Marie Duke and John E. Buck and wife, Barbara Buck,

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

Ruth C. Seaman

her (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Alice T. Baxter Farm, shown on a Map made by Parrish Engineers, dated June 14, 1966, described as follows:
Beginning at a point in the center of Baxter Road, at the common corner of Tracts 1 and 2; thence with the line between said Tracts, South 2° 46' West, 830.6 feet to a point in the rear line of Tract 5; thence with the line between Tracts 2 and 5, North 26° 04' West 137 feet to a corner of Lots 4 and 5; thence with the line between Tracts 2 and 4, North 21° 14' West 355.1 feet to a corner of Tract 3 and 4; thence with the line between Tracts 2 and 3, North 3° 46' East 400 feet to the centerline of Baxter Road; thence with the centerline of the same, South 84° 38' East 205 feet to the point of beginning, containing 3 acres.
Being the same property conveyed to Walter Duke and John E. Buck by deed from James Lester Reed and wife, Edith Alline Reed, of record in Book 4840, page 13, Register's Office for Davidson County, Tennessee
The said Louise Marie Duke and Barbara Buck join in this conveyance for the express purpose of conveying any dower and homestead interest they may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,500.00

Subscribed and sworn to before me, this the 14th day of November 1975

Affiant

My commission expires: Nov. 7, 1979 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved (X) improved ( ) property, known as Rt. 1, Baxter Rd, Joelton, 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 Grantee her (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.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 14th day of November, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Louise Marie Duke — Barbara Buck
Walter Duke — John E. Buck

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Walter Duke and wife, Louise Marie Duke and John E. Buck and wife, Barbara Buck,

*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* 14th *day of* November, *19*75.

Charles P. Cron
*Notary Public*

CHARLES P. CRON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

*Commission expires* Nov 7, 1979

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*.....

.....*Notary Public*

*Commission expires* .....

NOV 25 75 CONV 10,500.00
NOV 25 75 S'TAX B* 27.30
NOV 25 75 PR'FEE B* .50
NOV 25 75 W'DEED B* 4.00 * 31.80

**WARRANTY DEED**

FROM

Walter Duke et ux and
John E. Buck et ux

To

Ruth C. Seaman

D 25817

TICOR REFERENCE

Nov 25 10 30 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115