BOOK 4983 PAGE 928

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
83-6-27	J. J. Seagraves, et al	Majestic Savings Bank 2420 W. 26th Avenue Denver, Colorado 80211
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
27W-15635	1621 Sumner Avenue	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated November 16, 1971, in the original principal sum of $12,800.00, payable to Dobson & Johnson, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Robert Bissinger Lefkovits and wife to Albert Wm. Johnson, Trustee, as of record in Book 4555, page 634, said debt having been assigned to Majestic Savings & Loan Association, by assignment dated January 5, 1972,

ROBERT BISSINGER LEFKOVITS and wife, MAGGIE LEFKOVITS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. J. SEAGRAVES and DAISY V. AUSBROOKS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 on the Map showing Subdivision of Lots Nos. 8, 9, 10 and part of Lot No. 7 in Block "A", Lots Nos. 13 and 14 in Block "B", and all of Block "C" in the Subdivision of the Weakley Place, as of record in Book 547, page 12.

Said Lot No. 24 fronts 50 feet on the northerly side of Sumner Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert Bissinger Lefkovits and wife, Maggie Lefkovits, by deed from Dewey B. Wilson and wife, Lois B. Wilson and Elizabeth Barry, unmarried, as of record in Book 4555, page 632.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of December, 1975

Robert Bissinger Lefkovits

Maggie Lefkovits

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4983 PAGE 929

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Bissinger Lefkovits and wife, Maggie Lefkovits the 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, the 29th day of December, 1975.

My commission expires: 7-27-77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,215.70

X Maggie Bissinger Lefkovits
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 75

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

GRACE M. TAYLOR NOTARY PUBLIC DAVIDSON COUNTY TN

D 30203

IDENTIF. REFERENCE

DEC 31 9 36 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:Mas

FROM

ROBERT BISSINGER LEFKOVITS

AND WIFE

TO

J. J. SEAGRAVES, ET AL

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Nat'l Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public