FORM NO. WD-1

BOOK 5008 PAGE 89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9355.52

James A. Seward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 1976.

James D. Stuckey
Notary Public

MY COMMISSION EXPIRES: 2-3-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James A. Seward	Guaranty Mortgage	MAP 72-15
(NAME)	(NAME)	
232 Bodeian Dr.	First American Center	PAR. 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tenn 37115	Nashville, Tennessee 37238	15DA-31275
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~, I, Donald M. Snyder,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Seward, all my right, title and interest which is a one/half undivided interest, in and to the following described tract or parcel of land,

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:

BEING Lot No. 8 on the Plan of H. A. Christensen's Part of Belle Forest Subdivision, as of record in Book 547, Page 22, Register's Office for Davidson County, Tennessee, and being Lot No. 8 on the unrecorded Plan of George A. Pickup's Subdivision of certain lots in H. A. Christensen's Belle Forest Subdivision.

SAID Lot No. 8 fronts 102.0 feet on the easterly margin of Scott Avenue and runs back 218.0 feet on the northerly line and 228.0 feet on the southerly line to a dead line measuring 100.0 feet thereon.

BEING the same property conveyed Donald M. Snyder and James A. Seward, by deed from Billy Bushulen, et ux, of record in Book 4992, Page 886, Register's Office Davidson County, Tennessee.

THIS conveyance is made subject to the terms, conditions, and limitations of a deed of trust of record in Book 4522, Page 361, Register's Office Davidson County, Tennessee.

GRANTOR hereby assigns, sets over and transfers unto the GRANTEE, all his right, title and interest in and to the escrow accounts and insurance.

unimproved ( )
This is improved ( ) property, known as 2103 Scott 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 my hand this 10th day of March, 19 76

X Donald M. Snyder
DONALD M. SNYDER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Snyder

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10 day of March, 19 76

Commission expires 2-8-78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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
Donald M. Snyder

TO
James A. Seward

D 4 1 3 3 1

IDENTIF. REFERENCE

MAR 23 10 22 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR23'76	CONV	*9,855.50			
MAR23'76	S TAX		B*	25.74	
MAR23'76	PR FEE		B*	.50	
MAR23'76	W DEED		B*	4.00	* 30.24