BOOK 5020 PAGE 301

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook (NAME) P. O. Box 15324 Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregg L. Seigart, Single (NAME)	Fidelity Federal Savings & Loan (NAME)	128-14
321 Cross Timbers Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	9D-4833
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Sarah R. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregg L. Seigart, Single

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. 101 on the Plan of Harpeth Park, Section 2, as of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 86.0 feet on the southwesterly side of Cross Timbers Drive and extends back 198.13 feet on the northwesterly line and 200.07 feet on the southeasterly line, to a dead line in the rear, measuring 86.0 feet thereon.

Being the same property conveyed to Sarah R. Duncan, by deed from Ronald B. Deal and wife, Suzanne M. Deal, of record in Book 4626, Page 415 and by instrument of record in Book 5017, Page 437, Register's Office for said County.

Sarah R. Duncan and Sarah Ross Duncan are one and the same person.

This is unimproved ( ) improved (X) property, known as 321 Cross Timbers Drive, Nashville, Tennessee 37221
(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 23rd day of April, 1976

Sarah R. Duncan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah R. Duncan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April 19 76

My Commission Expires Dec. 11, 1978

Commission expires

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

Loan No. 560163-5

WARRANTY DEED

FROM

Sarah R. Duncan

TO

Gregg L. Seigart, Single

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 46960

IDENTIF. REFERENCE

APR 29 3 20 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR29'76	CONV	35,000.00			
APR29'76	S'TAX		B*	91.00	
APR29'76	PR'FEE		B*	.50	
APR29'76	W'DEED		B*	4.00	* 95.50