BOOK 5034 PAGE 526 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 76

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK E. SEAMAN (NAME)	REALTY MORTGAGE , INC. (NAME)	
3300 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 163 (STREET ADDRESS)	118-9
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	115

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, DENA ESTELLE O'RILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK E. SEAMAN

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:

LAND in Davidson County, Tennessee, being part of the westerly part of Lot No. 1 on the Map of Lots Nos. 1 to 9 inclusive on the Plan of the Resubdivision of Lots Nos. 12 and 13 of Noelton, not of record and described according to a survey made by S. R. Sanford, Jr., October 30, 1947, as follows:

BEGINNING at the southeast intersection of Battlefield Drive and Lealand Lane, formerly 10th Avenue South; thence with the margin of Lealand Lane, southerly around a slight curve, 100 feet to an iron pin at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 220 feet 9 inches to a stake; thence northerly 97 feet 7 inches to the southerly margin of Battlefield Drive at an iron pin; thence with the margin of the same, westerly 222 feet 8 inches to the point of beginning.

BEING the same property conveyed to Shaw O'Riley and wife, Dena Estelle O'Riley by deed from Hubert H. P. Dixon and wife, Kathleen Dixon of record in Book 3428 , page 551 , Register's Office for Davidson County, Tennessee, the said Shaw O'Riley having since died.

unimproved ( )
This is improved (X) property, known as 3300 Lealand Lane, Nashville, Tennessee 37204
(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 7th day of June, 19 76

Dena Estelle O'Riley

DENA ESTELLE O'RILEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENA ESTELLE O'RILEY

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 7th day of June 19 76

Commission expires 10/28/78

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 (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

WARRANTY DEED

FROM
DENA ESTELLE O'RILEY, a widow,

TO
JACK E. SEAMAN

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

D 53404

IDENTIF. REFERENCE

JUN 14 8 52 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 14 76	CONV	41,000.00		
JUN 14 76	S TAX		B* 106.60	
JUN 14 76	PR FEE		B* .50	
JUN 14 76	W DEED		B* 4.00	* 111.10