BOOK 5110 PAGE 369

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37233

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul P. McCullough, Jr.	Commerce Union Bank	Map 160-2
and wife, Barbara Arcangeli McCullough (NAME)		
811 Redwood Drive	400 Union Street	Par 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220	Nashville, Tennessee	
(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 consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume the present indebtedness evidenced by a Deed of Trust of record in Book 4819, page 831, Register's Office for Davidson County, Tennessee.

We, Ronald J. Seal and wife, Carolyn Marie Seal

have this day bargained and sold, and do hereby transfer and convey unto the said Paul P. McCullough, Jr. and wife, Barbara Arcangeli McCullough, their

~~successors~~, *heirs and assigns,*

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

Being Lot No. 6 on the Plan of Forest Acres, Section 2, of record in Book 1424, page 17, Register's Office for said County.
Said Lot No. 6 fronts 225 feet on the southerly margin of Redwood Drive and extends back 209.5 feet on the westerly line and 210.8 feet on the easterly line to a line in the rear, measuring 225 feet thereon.

Being the same property conveyed to Ronald J. Seal and wife, Carolyn Marie Seal, by deed from Rebecca Graham and husband, Charles L. Graham, recorded in Book 4819, page 829, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees.
(2) The Plan of record in Book 1424, page 17, said Register's Office, shows an 80-foot minimum building setback line from Redwood Drive and a 10-foot easement for public utility purposes along the rear line of said lot.
(3) Deed of Trust as of record in Book 4819, page 831, Register's Office of Davidson County, Tennessee.

STATE OF GEORGIA
STATE OF TENNESSEE
AFFIX SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $49,250.00

Affiant

Subscribed and sworn to before me, this the 27 day of January 19 77

My commission expires My Commission Expires August 15, 1979

Notary Public

This is unimproved / XX property, known as 811 Redwood Drive, Nashville, Tennessee 37220
(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 Paul P. McCullough, Jr. and wife, Barbara Arcangeli McCullough, their

~~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.,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul P. McCullough, Jr. and wife, Barbara Arcangeli McCullough, their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* January , 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald J. Seal

Carolyn Marie Seal

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR., a Notary Public in and for said County and State, Ronald J. Seal and wife, Carolyn Marie Seal

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 27th day of January, 19 77

George V. Crawford, Jr. Notary Public

Commission expires My Commission Expires August 15, 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.....

JAN31 77 CONV 49,250.00
JAN31 77 S'TAX B* 127.92
JAN31 77 PR'FEE B* .50
JAN31 77 W'DEED B* 4.00 * 132.42

WARRANTY DEED

FROM
Ronald J. Seal and wife, Carolyn Marie Seal

TO
Paul P. McCullough, Jr. and wife, Barbara Arcangeli McCullough

D87356

INDEXING REFERENCE

JAN 31 10 25 AM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238