BOOK 5130 PAGE 5

(4)

WARRANTY DEED

This instrument prepared by:
Robert P. Ziegler, Attorney
1200 Third National Bank Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Troy H. Seals	Troy H. Seals	Map 104-8
(NAME)	(NAME)	
[illegible]	1500 Grand Ave	Parcel 351
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	Nashville Tenn. 37212 (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 paid by the grantees, the receipt of which is hereby acknowledged.

We, Elizabeth Jacobs Elder and husband, W. R. Elder, Mable Jacobs Franklin and husband, Shirley L. Franklin, Mary Thach Jacobs Johnson and husband, George Carney Johnson, and Frances Jacobs Clingan *have this day bargained and sold, and do hereby transfer and convey unto the said* Troy H. Seals and wife, Doris JoAnn Seals their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southern 50 feet of the west one-half of Lot No. 53 in O. B. Hayes Plan of Lots of record in Book 21, page 87, Register's Office for said County.

Said Part of said Lot No. 53 fronts 50 feet on the east side of Belmont Avenue and running back between parallel lines to an alley.

Being the same property conveyed to W. J. Jacobs and wife, Lela M. Jacobs, by deed from William T. Clark and wife, Georgia Clark, recorded in Book 1305, page 122, Register's Office for said County, the said W. J. Jacobs and Lela M. Jacobs having since died, and grantors herein being the heirs at law of said deceased or the grantee by quitclaim deeds of any interest in said property by any heir at law whose signature is not affixed hereto. Said quitclaim deeds are of record in Book _____, page _____; Book _____, page _____; and Book _____, page _____, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $20,000.00

Subscribed and sworn to before me, this the 31st day of March, 19 77

My commission expires: 3-1-80 (Affix Seal)

Affiant

Notary Public

~~Unimproved~~ XXXXXXXXX This is improved (X) property, known as 1610 16th Avenue South, Nashville, Tennessee (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 Troy H. Seals and wife, Doris JoAnn Seals 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Troy H. Seals and wife, Doris JoAnn Seals their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* March, *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.*

x Elizabeth Jacobs Elder x Mable Jacobs Franklin
x W. R. Elder x Shirley L. Franklin
x Mary Thach Jacobs Johnson x Frances Jacobs Clingan
x George Carney Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE Undersigned *, a Notary Public in and for said County and State,* Elizabeth Jacobs Elder and husband, W. R. Elder, Mable Jacobs Franklin and husband, Shirley L. Franklin, Mary Thach Jacobs Johnson and husband, George Carney Johnson, and Frances Jacobs Clingan *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* 31 *day of* March *, 19*77

Notary Public

Commission expires 3-1-80

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 .....

WARRANTY DEED

FROM
Elizabeth Jacobs Elder, et al

TO
Troy H. Seals, et ux

D 9 6 4 7 8

MAR 31 4 00 PM '77

REFERENCE

MAIL TO:
RAY TARKINGTON COMPANY
1010 J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

MAR 31 77 CONV 20,000.00
MAR 31 77 S'TAX B* 52.00
MAR 31 77 PR'FEE B* .50
MAR 31 77 W'DEED B* 4.00 * 56.50

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE