This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED Mail

BOOK 5139 PAGE 26

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FLOYD D. HAYNES, ET UX	SAME	43-9
(NAME) 5041 Twin Ridge Drive	(NAME)	204
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory Tn. 37138	(STREET ADDRESS)	11 D 57200
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)----------*Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 5127, page 133, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

BILLY JOE SEALS AND WIFE, MONTYE C. SEALS, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said FLOYD D. HAYNES AND WIFE, LOUISE B. HAYNES, hereinafter referred to as Grantees, their

(successors), heirs and assigns,

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

Land in the 11th Civil District of Davidson County, Tennessee, as described according to a survey by Ralph W. C. Lambert, Surveyor, dated September 19, 1959, as follows: Beginning at a point in the northerly margin of DuPont Avenue, said point being 200.0 feet east of the northeast corner of DuPont Avenue and Delaware Avenue and said point being the southeasterly corner of Lot No. 2, Block "G" Plan of Woodlawn Estates, as of record in Book 843, page 82, said Register's Office; thence northerly along the easterly boundary line of said Lot No. 2 and Lot No. 1 of said Plan, 190.5 feet to a point; thence easterly 110.0 feet to an iron pin; thence southerly 190.5 feet to an iron pin in the northerly margin of DuPont Avenue; thence along said northerly margin of DuPont Avenue, 110 feet to the point of beginning.

Being the same property conveyed to Billy Joe Seals and wife, Montye C. Seals, by deed from Sarah A. Harris, widow, of record in Book 5127, page 131, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,500.00

Subscribed and sworn to before me, this the 20th day of April 19 77

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 509 DuPont Avenue, Madison, 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 grantees, 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 appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

(successors), heirs and asigns, against the lawful claims of all persons.

Witness our *hand* S *this* 20th *day of* April 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.*

Billy Joe Seals

Montye C. Seals

BOOK 5139 PAGE 27

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY JOE SEALS AND WIFE, MONTYE C. SEALS, the within named bargainorS., 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 Madison, Tennessee, this 20th day of April, 19 77.

Carolyn T. Mahoney
Notary Public

Commission expires 3/15/81

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.....

APR22 77	CONV	14,500.00			
APR22 77	S'TAX		B*	37.70	
APR22 77	PR'FEE		B*	.50	
APR22 77	W'DEED		B*	4.00	* 42.20

WARRANTY DEED

FROM

BILLY JOE SEALS, ET UX

TO

FLOYD D. HAYNES, ET UX

E 00097

IDENTIF. REFERENCE

APR 22 1 49 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115