BOOK 5142 PAGE 975

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard H. Seay and wife, Barbara L. Seay (NAME)	First Federal Savings & Loan Association (NAME)	145-5
5813 Fredericksburg Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	#12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	FH#21010

FOR AND IN CONSIDERATION of the sum of Ten and No/ 100 ($10.00)---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

FELIX E. DURHAM and wife, MARY FRANCES DURHAM

have this day bargained and sold, and do hereby transfer and convey unto the said

RICHARD H. SEAY and wife, BARBARA L. SEAY their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Tyne Valley Estates, Section 4, as of record in Book 3600, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 162 feet on the southerly side of Fredericksburg Drive, and extends back 330.6 feet on the west line and 311.6 feet on the east line, to a dead line in the rear on which it measures 244.7 feet.

Being the same property conveyed to Felix E. Durham and wife, Mary Frances Durham, by deed from Haury & Smith Contractors, Inc., of record in Book 3641, page 425, 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 $ 74,000.00

Subscribed and sworn to before me, this the 29th day of April, 1977

Affiant Richard H. Seay

My commission expires 2/23/81 (Affix Seal)

Notary Public Gail P. Pigg

This is unimproved ( ) improved (X) property, known as 5813 Fredericksburg Drive (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 RICHARD H. SEAY and wife, BARBARA L. SEAY 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 for 1977 taxes; restrictions in BK. 3574, p. 303 plan of record in BK. 3600, p. 10; utility anchor easement.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said RICHARD H. SEAY and wife, BARBARA L. SEAY their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 29th day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Felix E. Durham

Felix E. Durham

Mary Frances Durham

Mary Frances Durham

PLEASE SEE BACK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Felix E. Durham and wife, Mary Frances Durham

*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* 29th *day of* April, *19*77

Gail Pigg
Notary Public

My commission expires 2/23/81

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 .....

MAY-37 CONV 74,000.00
MAY-37 S'TAX B* 132.40
MAY-37 R'FEE B* .50
MAY-37 MDEED B* 4.00 * 196.90

E01803

WARRANTY DEED

FROM
Felix E. Durham et ux

TO
Richard H. Seay et ux

IDENTIF. REFERENCE

MAY 3 1 58 PM '77

FELIX A. KNOX, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238