WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Ricardo J. Sequeira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 1977

Betty M. Todd
Notary Public

MY COMMISSION EXPIRES: November 10, 1979
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo J. Sequeira Et Ux (NAME)	Third National Mortgage Co. (NAME)	150-1-17
475 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	2D-40500
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, George O. Hall and wife, Marie Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricardo J. Sequeira and wife, Ollie B. Sequeira

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:

Being Lot No. 216 on the Plan of Edge-O-Lake Estates, Section 1, as of record in Book 3600, Page 43, Register's Office for said County.

Said Lot No. 216 fronts 78 feet on the northerly side or Rural Hill Road and extends back 147 feet on the easterly line and 132.74 feet on the westerly line to a dead line, which is a broken line, measuring 95.5 feet thereon.

Being the same property conveyed to George O. Hall and wife, Marie Hall, by deed from David Parker and wife, Betty Jo Parker, of record in Book 4117, Page 621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3679, Page 279, to the limitations that appear on the plan of record in Book 3600, Page 43, both in the Register's Office for Davidson County, Tennessee, and to 1977 property taxes, which have been prorated and the Grantees assume in full.

This is improved (XX) unimproved ( ) property, known as 475 Rural Hill Road, Nashville, Tennessee 37217
(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 our hand s this 10th day of August, 1977

George O. Hall — Marie Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named George O. Hall and Marie Hall

the 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 Nashville, Tennessee this 10th day of August, 1977

Commission Expires November 10, 1979 — Betty N Todd — Notary Public

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF
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 purpose 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

Please return to:
Marbut Glenn Gaston, Jr.
Suite 303 Belle Meade Office Park
Nashville, Tennessee 37205

E20159

IDENTIF. REFERENCE

AUG 12 2 41 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG 12 77	CONV	39,000.00		
AUG 12 77	S'TAX		B* 101.40	
AUG 12 77	PR'FEE		B* .50	
AUG 12 77	W'DEED		B* 4.00	* 105.90

WARRANTY DEED

FROM
George O. Hall and wife,
Marie Hall

TO
Ricardo J. Sequeira and wife,
Ollie B. Sequeira

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York