WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Jerry F. Sellars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 1977.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry F. Sellars et ux (NAME)	same as new owner (NAME)	Map 94-1
Matterhorn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par 132
Mt. Juliet, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W 9655

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, Robert E. Calonge and Terry S. Calonge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry F. Sellars and wife, Kaye Sellars

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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Map of A. J. Caldwell's Property, as of record in Book 421, page 78, Register's Office for said County.

Said Lot No. 52 fronts 50 feet on the southerly side of Crutcher Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert E. Calonge and Terry S. Calonge by deed from John C. Katz and wife, Nancy P. Katz of record in Book 4975, page 391, Register's Office for Davidson County, Tennessee.

***It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balances of two notes which are secured by Deeds of Trust of record in Book 4975, page 394, and Book 4977, page 23, said Register's Office to which reference is here made for a more definite description of said note.

This is ~~improved~~ (X) unimproved property, known as 1102 Dew Street, Nashville, Tennessee
(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 hands this 5th day of December, 1977

Robert E. Calonge
ROBERT E. CALONGE

Terry S. Calonge
TERRY S. CALONGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Calonge and Terry S. Calonge

the 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 Madison, Tenn. this 5th day of December, 1977

Commission Expires 11-7-79 Charles P. Cox, Notary Public

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

E 40552

IDENTIF. REFERENCE

DEC 7 2 22 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] TENN.

DEC-77	CONV	17,500.00			
DEC-77	S'TAX		B*	45.50	
DEC-77	PR'FEE		B*	.50	
DEC-77	W'DEED		B*	4.00	* 50.00

WARRANTY DEED

FROM
Robert E. Calonge and
Terry S. Calonge

TO
Jerry F. Sellars et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York