| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Warren, Thomas L. (NAME) | Same (NAME) | 83-05 |
| 1014 Seymour Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | .025 JD |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and 00/100---------- DOLLARS

paid in cash, and other good and valuable consideration received from the grantees, hereinafter named, including the agreement of said grantees to assume & pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Ruth Rye Kent to Charles Nelson, Trustee of Record in Book 5239, page 284, Register's Office of Davidson County, Tennessee.

I, Ruth Rye Kent,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas L. Warren and wife Janie Lou Warren

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 40 feet of the northerly 155 feet of Lot No. 58 and the westerly 25 feet of the northerly 155 feet of Lot No. 49 in Stratton & Seymour's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, page 23, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 58 and 59 front together 65 feet on the southerly side of Seymour Street and run back between parallel lines 155 feet to a proposed 12 foot alley, including and excluding a strip of ground 5 feet in width, which was dedicated to public use to be used as a part of Seymour Street, in deed from A. H. Robinson and J. C. Bradford to G. W. Jarman and P. C. Jarman of record in Book 203, page 290, Register's Office of Davidson County, Tennessee.

Being the same property title to which is vested in Ruth Rye Kent as an heir-at-law of J. J. Rye, deceased, and Eudora P. Rye, deceased, and by deed from J. E. Perry, III, et al., of record in Book 2543, page 185, Register's Office for Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| JAN 26 78 | CONV | 10,500.00 | | | |
| JAN 26 78 | S'TAX | | B* | 27.30 | |
| JAN 26 78 | PR'FEE | | B* | .50 | |
| JAN 26 78 | W'DEED | | B* | 4.00 | * 31.80 |

unimproved ( )
This is improved (X) property, known as 1014 Seymour Avenue, (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 16th day of January, 19 78.

Ruth Rye Kent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5246 PAGE 415

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Rye Kent

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 16th day of January, 1978.

My commission expires 10-18-81 Notary Public William N. Pinkerton

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas L Warren

Sworn to and subscribed before me this 16th day of January, 1978.

My commission expires 7-25-780 Notary Public

This instrument was prepared by:
Thomas C. Binkley, 300 James Robertson Pkway., Nashville, TN 37201 (254-8326)
Name Address

WARRANTY DEED

FROM Ruth Rye Kent

TO Thomas L. Warren and wife, Janie Lou Warren

47632

IDENTIF. REFERENCE

JAN 26 2 19 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219