WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Linda Walrond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 78.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-78

(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
William J. Walrond etux (NAME)	same as new owner (NAME)	Map 43-16
1134 Bubbling Well Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par 220
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D 91605

... 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~~XXX~~ I, Ruth Seaman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Walrond and wife, Linda Walrond

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. 84 in the Kingsway Green Subdivision, a part of which is recorded in Book 3842, page 227, Register's Office for said County.

Said Lot No. 84 fronts 45 feet on the south side of Bubbling Well Road and extends back between 115 feet to a dead line in the rear on which it measures 45 feet.

Being the same property conveyed to Edward Kuster and Ruth Seaman, as joint tenants with the right of survivorship by deed from Bonnie S. Jenkins, Trustee, of record in Book 4881, page 653, Register's Office for Davidson County, Tennessee, the said Edward Kuster having died on July 10, 1975, leaving the said Ruth Seaman sole owner of said property.

This is ~~unimproved~~ (XX) improved property, known as 1134 Bubbling Well Road, Madison, Tenn. 37115
(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 my hand this 1st day of February, 19 78

Ruth Seaman
RUTH SEAMAN

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 Ruth Seaman

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 Madison, Tenn. this 1st day of February, 1978

Charles P. Cl... Notary Public.

Commission Expires 11-7-79

CHARLES P. CLIFTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 49353

IDENTIF. REFERENCE

FEB 7 10 30 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FEB-78	CONV	*6,000.00			
FEB-78 S'TAX			B*	15.60	
FEB-78 PR'FEE			B*	.50	
FEB-78	W'DEED		B*	4.00	* 20.10

WARRANTY DEED

FROM
Ruth Seaman

TO
William J. Walrond et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York