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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 1978

Notary Public

MY COMMISSION EXPIRES: 1-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte G. Seifers et ux (NAME)	First American National Bank of Nashville (NAME)	161-6-50
5163 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	6DU-62922
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tenn. 37027 (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, RONAL PAUL KAISER and wife, NELDA M. KAISER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MONTE G. SEIFERS and wife, KATHRYN N. SEIFERS

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. 102 on the Plan of Huntington Park, Section 1, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 87.0 feet on the westerly margin of Ashley Drive and extends back 122.9 feet on the southerly line and 160.0 feet on the northerly line to a dead line in the rear on which it measures 71.7 feet.

Being all the same property conveyed to Ronal Paul Kaiser and wife, Nelda M. Kaiser, by deed from William & Lee, Inc., of record in Book 4387, Page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4225, Page 778, to the limitations that appear on the plan of record in Book 4175, Page 10, both in the Register's Office for Davidson County, Tennessee, and to 1978 property taxes, which have been prorated and the Grantees assume in full.

This is unimproved ( ) improved (XX) property, known as 5163 Ashley Drive, Nashville, Tennessee 37211
(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 3rd day of April, 1978

Ronal Paul Kaiser

Nelda M. Kaiser

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Ronal Paul Kaiser and Nelda M. Kaiser

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 3rd day of April 1978

Commission expires 1-19-81

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

Ronal Paul Kaiser and wife,

Nelda M. Kaiser

TO

Monte G. Seifers and wife,

Kathryn N. Seifers

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tenn. 37205

E 57916

IDENTIF. REFERENCE

APR 4 1 31 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CO 52,000.00	MO
WD 4.00	MS
TD	ST 135.20
CC	ST
MR	PF 50
UCC	TOTAL 139.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.