BOOK 5282 PAGE 335

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,400.00

Robert L. Hawley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 78.

Carolyn Barnes
Notary Public

MY COMMISSION EXPIRES: 12-3-80

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R & R SALES, INC. (NAME)	SAME (NAME)	Map 83-13
4308 Bush Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 129
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	18W 13650

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, FARRIS W. SIELERT and wife, CLARA SIELERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R & R SALES, INC.

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 the southerly 60 feet of Lot No. 89, and the westerly 40 feet of the southerly 60 feet of Lot No. 90 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for said County.

SAID part of Lot No. 89 fronts 60 feet on the easterly side of South 11th Street, formerly Smith Avenue, and together with part of Lot No. 90 runs back between parallel lines, with the northerly margin of Lillian Street, 90 feet to a proposed 10 foot alley.

BEING the same property conveyed to Farris W. Sielert by deed from Curtin Williams and wife, Harriett J. Williams of record in Book 5166, page 938, Register's Office for Davidson County, Tennessee.

Clara Sielert, wife of Farris W. Sielert, joins herein to convey whatever right, title or interest she may hold in the above property.

unimproved ( )
This is improved (X) property, known as 307 South 11th Street (House Number) (Street) Nashville (P. O. Address) (City or Town) 37206 (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 4th day of May, 19 78

Farris W. Sielert
FARRIS W. SIELERT

Clara Sielert
CLARA SIELERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, the within named Farris W. Sielert and wife, Clara Sielert

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 Nashville, Tennessee this 4th day of May, 19 78

Commission Expires 8-3-80

Carolyn Barnes
Notary Public

NOTARY PUBLIC DAVIDSON

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

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IDENTIF. REFERENCE

MAY 8 9 16 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-8-78	CONV	16,400.00			
MAY-8-78	S'TAX		B*	42.64	
MAY-8-78	PR'FEE		B*	.50	
MAY-8-78	W'DEED		B*	4.00	* 47.14

WARRANTY DEED

FROM
FARRIS W. SIELERT and wife,
CLARA SIELERT

TO
R & R SALES, INC.

TITLE INSURED BY POLICY NUMBER:
43-013-23906F

Title Associates, Inc. — Livery of Seizin

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