FILE BOX 3

Form No. WD-1

BOOK 5323 PAGE 974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST 1978

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis J. Scanlon (NAME)	Realty Mortgage, Inc. (NAME)	MAP 118-9
3300 Lealand Drive (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway, #250 (STREET ADDRESS)	PARCEL 115
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	16DA-06194

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, Jack E. Seaman and wife Nancy H. Seaman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis J. Scanlon and wife Pauline Scanlon

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 part of the westerly part of Lot No. 1 on the Map of Lots Nos. 1 to 9 inclusive on the Plan of the Resubdivision of Lots Nos. 12 and 13 of Noelton, not of record and described according to a survey made by S. R. Sanford, Jr., October 30, 1947 and John Kohl & Company on July 20, 1978, as follows:

BEGINNING at the southeast intersection of Battlefield Drive and Lealand Lane formerly 10th Avenue South; thence with the margin of Lealand Lane, southerly around a slight curve, 100 feet to an iron pin at the corner of lots Nos. 1 and 2; thence with the line between said lots, easterly 220 feet 9 inches to a stake; thence northerly 97 feet 7 inches to the southerly margin of Battlefield Drive at an iron pin; thence with the margin of the same, westerly 222 feet 8 inches to the point of beginning.

BEING the same property conveyed to Jack E. Seaman and wife, Judy W. Seaman by deed from Dena Estelle O'Riley of record in Book 5034, Page 526, and being the same property conveyed to Jack E. Seaman by ratification agreement of record in Book 5037, Page 751, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 3300 Lealand Drive (House Number) (Street) Nashville, TN 37204 (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 4TH day of AUGUST, 19 78

X Jack E. Seaman
Jack E. Seaman

X Nancy H. Seaman
Nancy H. Seaman

Nancy H. Seaman joins in this conveyance to convey any and all marital rights in said property.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack E. Seaman and wife Nancy H. Seaman

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 4TH day of AUGUST 19 78

Commission expires 4/26/82

John K [illegible]
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
Jack E. Seaman

TO
Francis J. Scanlon

E 8 2 3 5 6

IDENTIF. REFERENCE

AUG 11 2 30 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

AUG 11 78	CONV	55,000.00			
AUG 11 78	S'TAX		B*	143.00	
AUG 11 78	PR'FEE		B*	.50	
AUG 11 78	W'DEED		B*	4.00	* 147.50

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