This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5373 PAGE 36

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Minus Batey, III et ux	Third National Mortgage Company	Map 50-11
(NAME)	(NAME)	
	P. O. Box 2628	Parcel 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Minus Batey, III and wife, Sherrell F. Batey and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

DEC-8 78	CONV	42,500.00		
DEC-8 78	S'TAX		B* 110.50	
DEC-8 78	PR'FEE		B* .50	
DEC-8 78	W'DEED		B* 4.00	* 115.00

We, James C. Seals and wife, Geraldine Denson Seals

have this day bargained and sold, and do hereby transfer and convey unto the said Minus Batey, III and wife, Sherrell F. Batey

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 627 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 80, Register's Office for said County, more particularly described as follows: Beginning at a point in the northerly margin of Masonwood Drive at the common corner of Lots Nos. 626 and 627; thence in a northerly direction 117.0 feet to a point at the common corner of Lots Nos. 626,627, and a reserved parcel; thence with the line between Lots Nos. 627 and said reserved parcel, 114.5 feet in a westerly direction to a point in the easterly margin of an unnamed street; thence along said margin, 92.0 feet in a southerly direction to a point which is the beginning of a curve; thence around said curve, 39.27 feet in a southeasterly direction to a point in the northerly margin of Masonwood Drive; thence along said margin, eastwardly 89.5 feet to the point of beginning.

The above described property was conveyed to James C. Seals and wife, Geraldine Denson Seals by deed from Jack F. Roberts and Myrna Lou (Hawkins) Robert Gibson of record in Book 4671, page 124, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate of record in Book 3300, page 80, Register's Office for said County; and restrictive covenants of record in Book 3434, page 270, as amended in Book 3616, page 269, and further amended in Book 3702, page 519, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 6th day of December, 1978

Affiant: Minus Batey

My commission expires: 8-12-81 (Affix Seal)

Notary Public: Doris E. Moran

This is improved (unimproved) property, known as 3311 Masonwood Drive, Nashville, Tennessee 37207
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 6th *day of* December, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Seals

x Geraldine Denson Seals

Geraldine Denson Seals

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* James C. Seals

he

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

Witness my hand and official seal at Nashville, *Tennessee, this* 6th *day of* December, *19*78.

Doris E. Moran
Notary Public

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

STATE OF PENNSYLVANIA
COUNTY OF Phila.

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Geraldine Denson Seals

the within named 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 .....
this 29 *day of* [illegible], *19*78.

[illegible]
Notary Public

Commission expires [illegible] Phila. [illegible] 1981

CHICAGO TITLE INS. CO.
A CORPORATION
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
James C. Seals et ux

TO
Minus Batey, III et ux

F. 0 4 2 3 4

IDENTIF. REFERENCE

DEC 8 1 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627