This conveyance prepared by Jn Thomas McHugh, Attorney, 1st American Center, Nashville, Tn 37238

Mail

BOOK 5422 PAGE 135

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY I. SEALS	Same	148-9
(NAME)	(NAME)	Par 138
3917 Creekside Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100ths ..... ($10.00) *Dollars,*

and the love and affection I hold for Mary I. Seals and the children born of our union, I, the undersigned Carl A. Seals, Jr.,

have this day bargained and sold, and do hereby transfer and convey unto the said Mary I. Seals, her heirs and assigns, my one-half undivided interest as a tenant in common with said Mary I. Seals, in and to

(successors), heirs and assigns,

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

Being Lot No. 55 on the Plan of Locustwood, Section V, as of record in Book 2663, page 43, Register's Office for said County.
Said lot fronts 70 feet on the west side of Creekside Drive and runs back 197.7 feet on the south line and 182 feet on the north line to a deas line in the rear on which it measures 90 feet.
Being the same property conveyed to Carl A. Seals, Jr. and wife, Mary I. Seals by warranty deed from Pafford and wife as of record in Book 3371, page 347, RODC, Tennessee; and said tenancy by the entireties having been judicially terminated and title to the above described realty reinvested in Carl A. Seals and Mary I. Seals as tenants in common by a decree appearing of record in Minute Book 60, Pages 323 thru 325 in the Office of the Clerk & Master of the Chancery Court of Sumner County, Tennessee, at Gallatin, a copy of which said final decree also now appears of record in Deed Book 407, Page 219, Register's Office for Sumner County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ none

Subscribed and sworn to before me, this the 26 day of January 1979.

Affiant

My commission expires: 12/9/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3917 Creekside Drive, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Mary I. Seals, her *(successors), heirs and assigns forever.* and I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Mary I. Seals, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25 January *day of* 1979, 19__, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, Carl A. Seals, Jr., ...

.....

.....

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

Witness my hand and official seal at office in Nashville, Tennessee, this 20 day of January, 19 79.

..... Notary Public

Commission expires: 12/2/80

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.....

6400 4/17 4.00- CHECK

WARRANTY DEED

FROM

CARL A. SEALS, JR., a tenant in common TO

MARY I. SEALS

F 2 4 4 4 8

IDENTIF. REFERENCE

APR 17 10 15 AM '79

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238