| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry Sellers and wife Judith Sellers (NAME) | The Galbreath Mortgage Company (NAME) | 103-6 |
| 701-703 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER) | 101 East Town Street (STREET ADDRESS) | 234 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | Columbus, Ohio 43215 (CITY) (STATE) (ZIP CODE) | BOOK 5451 PAGE 661 |

## WARRANTY DEED

For and in consideration of the sum of Fifty eight thousand five hundred ($58,500.00) DOLLARS cash in hand paid the receipt of which is hereby acknowledged, we Othal Smith, Jr., and wife Maureen H. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Larry Sellers and wife Judith Sellers

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, records of the Register's Office for Davidson County, Tennessee.

Said Lot No. 14, which is a corner lot, fronts 80.27 feet on the westerly margin of Kendall Drive and fronts 159.84 feet on the southerly margin of Stoney Way Trail, said frontages being joined by a curve having a legnth of 40.43 feet, and extends back 186.4 feet on the southerly line and 69.4 feet on the westerly line to a point of intersection.

Being the same property conveyed to Grantors herein by warranty deed from Andrews Properties, Inc., Nelson Andrews and wife Sue Andrews of record in Book 5154, Page 280, records of the aforesaid Register's Office. See also Deed of Correction in Book 5350, page 168, records of the aforesaid register's office.

Maureen H. Lieb and Maureen H. Smith are one and the same person, and Maureen H. Smith and Maureen Hamm Smith are one and the same person.

F 35205

IDENTIF. REFERENCE

JUN 19 10 27 AM '79

FELIX A. ... REGISTER DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 701-703 Kendall Drive (House Number) (Street) Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Zip Code)

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.

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 15th. day of June, 19 79.

Maureen H. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5451 PAGE 662

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Othal Smith, Jr., and wife Maureen H. Smith

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, this 15th day of June, 19 79.

My commission expires 9-6-81 Notary Public Patricia Ann Lareau

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary P Whitworth

Sworn to and subscribed before me this 15th day of June, 19 79.

My commission expires 9/6/81 Notary Public Patricia Ann Lareau

This instrument was prepared by:

Othal Smith, Jr., Attorney-At-Law 1400 Linden Ave. Nashville, Tn.
Name Address

WARRANTY DEED

FROM Othal Smith, Jr., and wife Maureen H. Smith

TO Larry Sellers and wife Judith Sellers

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5451 PAGE 663

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

58500.00- CO
152.10 CO TX
.50 PRFEE
4.00 WDEED
CHECK 156.60-
0311A06/19/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.35205

T
IDENTIF. REFERENCE

JUN 19 10 27 AM '79
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

**No.** 691219