FILED 1964 41

FORM NO. WD-1

BOOK 5482 PAGE 440

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 1979.

Notary Public

MY COMMISSION EXPIRES: 2-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Escrow Services (NAME), American Trust Bldg., Suite 705 (ADDRESS), Nashville, TN.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas W. Bell, et ux (NAME) | Security Pacific Mtg. Corp. (NAME) | 96-9-15 |
| 315 Seneca Drive (STREET ADDRESS OR ROUTE NUMBER) | 2460 West 26th Avenue (STREET ADDRESS) | |
| Nashville, TN (CITY) (STATE) (P. O. ZIP) | Denver, Colorado 80211 (CITY) (STATE) (ZIP) | |

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, Geraldine H. Brophy and husband, Michael George Brophy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. Bell and wife, Diana S. Bell

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 Lot No. 208 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

SAID Lot No. 208 is described as beginning at a point on the easterly margin of Seneca Drive, the common corner of Lots Nos. 207 and 208; thence with the line between said lots, northeastwardly 120 feet to a corner of Lot No. 209; thence with the line between lots Nos. 209 and 208; northwestwardly 100 feet to the southerly margin of Seneca Court; thence with the margin of said Court, southwestwardly 101.6 feet to the beginning of a curve; thence along said curve, southwardly 39.3 feet to a point on the easterly margin of Seneca Drive; thence with the margin of said Drive, southeastwardly 75 feet to the beginning.

BEING the same property conveyed to John W. Rickman and wife, Laura Rickman by deed from Dewey Whittle and wife, Tennie G. Whittle of record in Book 2799, page 67, Register's Office for Davidson County, Tennessee. The said John W. Rickman and wife, Laura Rickman having since died.

This is unimproved ( ) improved (X) property, known as 315 Seneca Drive, Nashville, Tennessee (House Number) (Street) (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 eighth day of August, 1979

Geraldine H. Brophy
GERALDINE H. BROPHY

X Michael George Brophy
MICHAEL GEORGE BROPHY

BOOK 5482 PAGE 441

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geraldine H. Brophy, the 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 Nashville, Tennessee, this 13th day of August 19 79

Commission expires 3-18-82

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ 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
Geraldine H. Brophy

TO
Thomas W. Bell and wife,
Diana S. Bell

F 46335

IDENTIF. REFERENCE

AUG 15 2 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE of Florida
Hillsboro County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael George Brophy, the 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 Brandon, ~~Tennessee~~ Florida, this eighth day of August 19 79

Commission expires _____

Notary Public

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

RECEIVED OF _____

BOOK 5482 PAGE 442

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 |
|---|---|---|---|---|
| | | | 41000.00- CO | |
| | | | 106.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 113.10- | |
| 4293A | 08/15/79 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 46335

IDENTIF. REFERENCE

AUG 15 2 28 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 704797