FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

John W. Gallagher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December 1979.

M. Alice Anderson
Notary Public

MY COMMISSION EXPIRES: OCT 15 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

G. Philip Anderson, Attorney, 2400 Crestmoor Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Miller and Joan Seigenthaler (NAME)	Lomas & Nettleton (NAME)	160-2
904 Forest Acres Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1328 (STREET ADDRESS)	parcel 1
Nashville, Tenn. 37220 (CITY) (STATE) (P. O. ZIP)	Houston, Texas 77001 (CITY) (STATE) (ZIP)	OH 15705

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, John W. Gallagher and wife, Jo Ann Gallagher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Miller and Joan Seigenthaler, as tenants in common with the right of survivorship,

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. 22 on the Plan of Forest Acres Subdivision, Section IV, as of record in Book 2331, Page 156, Register's Office for said County.

Said lot No. 22 fronts 200.12 feet on the northerly side of Forest Acres Court and extends back between lines, measuring 254.73 feet on the easterly line and 253.43 feet on the westerly line, to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to John W. Gallagher and wife, Jo Ann Gallagher by deed from Charles W. Green and wife, Sarah H. Green, of record in Book 4428, Page 763, Register's Office, Davidson County, Tennessee.

The Grantees herein accepting and assuming a Deed of Trust of record at Book 4428, Page 765, Register's Office, Davidson County, Tennessee.

This conveyance is subject to recorded restrictions, easements and set back lines applicable to said property.

This is unimproved ( ) improved (X) property, known as 904 Forest Acres Court, Nashville, Tennessee 37220
(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 hands this 18 day of December, 1979

John W. Gallagher

Jo Ann Gallagher

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, G. Philip Anderson, a Notary Public in and for said County and State, the within named John W. Gallagher and wife Jo Ann Gallagher

the bargainor s, 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 office in Nashville, Tennessee, this 18 day of December, 1979

Commission expires October 15, 1983

G. Philip Anderson
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 _____ 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
John W. Gallagher and wife
Jo Ann Gallagher

TO
John Miller and Joan Seigenthaler, tenants in common with the right of survivorship

F 68588

RUSH

IDENTIF. REFERENCE

DEC 18 12 07 PM '79

FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

6500.00- CO
161.74 CO TX
.50 PRFEE
6.00 MORTG
CHECK 167.24-
0523A12/18/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 68588

IDENTIF. REFERENCE

DEC 18 12 07 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 732195