This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, TN 37115

BOOK 5564 PAGE 617

1838

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BILLY JOE SEALS, ET UX	LOMAS & NETTLETON COMPANY	Map 52-16
(NAME) 809 Coggin Pass	(NAME)	Parcel 12
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn.	(STREET ADDRESS)	11 D 79650
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

02/08 116.22-

CHECK

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100---------

----------($10.00)---------- Dollars.

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5518, page 686, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

KENNETH ALVIN ERICKSON AND WIFE, REBECCA ANN ERICKSON, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said BILLY JOE SEALS AND WIFE, MONTYE SEALS, hereinafter referred to as Grantees, their

(successors), heirs and assigns.

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Marlin Meadows, Section 2, as of record in Book 1835, page 127, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point on the southeasterly margin of Coggin Pass, at the common corner of Lots 49 and 50; thence with the line between said lots southeasterly 147.16 feet to a corner of Lot 46; thence with the line between Lots 46 and 50, southerly 31.2 feet to a corner of Lot 45; thence with the line between Lots 45 and 50, southwesterly 142.4 feet to the northeasterly margin of Berwick Trail; thence with the margin of the same northwesterly 114.3 feet to the beginning of a curve; thence along said curve, northerly 34.66 feet to a point on the easterly margin of Coggin Pass; thence with the margin of the same, northeasterly 121.3 feet to the beginning.

Being the same property conveyed to Kenneth Alvin Erickson and wife, Rebecca Ann Erickson, by deed from Leman David Clark, Jr., et ux, of record in Book 5518, page 683, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,181.00

Subscribed and sworn to before me, this the 8th day of February 19 80

Affiant

My commission expires (Affix Seal)

Notary Public

This is unimproved (improved) property, known as 809 Coggin Pass, Madison, TN 37115 (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 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.

Witness our hand s this 8th day of February, 19 80, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kenneth Alvin Erickson

Rebecca Ann Erickson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH ALVIN ERICKSON AND WIFE, REBECCA ANN ERICKSON

the within named bargainor, 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 Madison Tennessee this 8th day of February, 19 80

Notary Public

My Commission Expires Jul 17 19

Commission expires

DWIGHT STANFILL NOTARY PUBLIC DAVIDSON COUNTY

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 .

WARRANTY DEED

FROM

KENNETH ALVIN ERICKSON, ET UX

TO

BILLY JOE SEALS, ET UX

F 75808

IDENTIF. REFERENCE

FEB 8 12 41 PM '80

FELIX Z. ...LSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			42181.00-	CO
			109.72	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	116.22-
1838A02/08/00			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75808

IDENTIFICATION REFERENCE

FEB 8 12 41 PM '00

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 741186