BOOK 5676 PAGE 745 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Archie R. Seiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 1980

Jack M. Sloan
Notary Public

MY COMMISSION EXPIRES: April 18, 1982
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. &Mrs. Archie R. Seiner (NAME)	Fid. Fed. S & L Assoc. (NAME)	119-1-446 pt.
219 Valeria St (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	6DA 15294
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, CLAYTON C. SMITH AND WIFE, BESSIE L. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARCHIE R. SEINER AND WIFE, ALBERTA M. SEINER

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. 35 and the easterly 13 feet of Lot No. 36 on the Map of Overhill City and W. H. Fox Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.

SAID Lot No. 35 and the easterly part of Lot No. 36 front together 63 feet on the southerly side of Valeria Street and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Clayton C. Smith and wife, Bessie L. Smith, by deed from Ruby Jewell Neill Wilson, of record in Book 2156, page 214, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 219 Valeria Street (House Number) (Street) Nashville, TN 37211 (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 7th day of November, 1980

Clayton C. Smith
CLAYTON C. SMITH

Bessie L. Smith
BESSIE L. SMITH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jack N Sloan, a Notary Public in and for said County and State, the within named CLAYTON C. SMITH AND WIFE, BESSIE L. SMITH

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 Nashville, Tennessee, this 7th day of November 19 80

Commission expires April 18, 1982

Jack N Sloan
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
CLAYTON C. SMITH AND WIFE,
BESSIE L. SMITH

TO
ARCHIE R. SEINER AND WIFE,
ALBERTA M. SEINER

G 16945

IDENTIF. REFERENCE

Nov 11 3 23 PM '80

FELIX E. ROBERTSON 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 _____ BOOK 5676 PAGE 747

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
			260[illegible].00- CO	
			67.60 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	74.10-
3791A	11/11/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

Nov 11 3 23 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 791270