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 $ 23,000.00

Rollie L Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1981.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROLLIE L. WOODALL, Atty., 213 Third Ave., No., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Willie H. Sewell (NAME)	Lovell Lovell & Malone, Inc. (NAME)	52-1 / 164
249 Delvin Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663 (STREET ADDRESS)	
Antioch, TN 37013 (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, Peggy Ann Dillard Zumbaum, formerly Peggy Ann Dillard Jones, and husband, Gene Zumbaum,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie H. Sewell, a widow,

HEREINAFTER CALLED THE GRANTEES, HER 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 Lots Nos. 16 and 17 of B. H. and Margaret P. Franklin's Six Acre Tract, as of record in Book 843, Page 78, Register's Office for said County.

SAID Lots adjoin and front together 100 feet on the northerly side of Neely's Bend Road and run back between lines, 150 feet to a dead line in the rear and measures 108.4 feet thereon.

BEING the same property conveyed to Thurel E. Jones and wife, Peggy D. Jones, by deed from Carlyle P. Cash and wife, Marilyn G. Cash, of record in Book 3575, Page 73, Register's Office for Davidson County, Tennessee, the said parties having since divorced. And being the same property divested out of Thurel Elmer Jones and vested in Peggy Ann Dillard Jones by Decree of the General Sessions Court of Robertson County, Tennessee, in file number 2066, of record in Book 3796, Page 506, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 535 Neely's Bend Road, Madison, 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 hands this 12 day of Jan, 1981.

Peggy Ann Dillard Zumbaum

formerly Peggy Ann Dillard Jones

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STATE OF TEXAS)
COUNTY OF TARRANT)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Peggy Ann Dillard Zumbaum, formerly Peggy Ann Dillard Jones, and husband, Gene Zumbaum,

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 Euless, Texas, this 12 day of January 1981

Commission expires 3-31-81

[illegible]
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
PEGGY ANN DILLARD ZUMBAUM, formerly PEGGY ANN DILLARD JONES, and husband, GENE ZUMBAUM,

TO
WILLIE H. SEWELL

G 2.7.4 9 3

RUSH

IDENTIF. REFERENCE

JAN 30 12 13 PM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/30 61.30 CHECK

7483

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
			23000.00- CO	
			59.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	66.30-
			7483A01/30/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 27.49 3

IDENTIF. REFERENCE T

JAN 30 12 13 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 804467