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Form No. WD-1

7976 02/03 89.70- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 19 81

Notary Public

MY COMMISSION EXPIRES: 2-28-84

(AFFIX SEAL)

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

FILE BOX 3

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON, ATTORNEY, 295 Plus Park Blvd. Suite J, NASHVILLE, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Hitt (NAME)	Guaranty Mortgage Company (NAME)	MAP 50-13
105 Memorial Drive (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd., Box 786 (STREET ADDRESS)	PARCEL 5
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	12DZ-95104

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, L. R. Seiler and James L. Fortner, II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Hitt

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:

FILE BOX 3

Being Lot No. 16 on the Plan of Golden Valley Estates, Section I, as of record in Plat Book 4175, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantors by deed from Barbara J. Garrett, a single person, of record in Book 5694, Page 662, Register's Office for said County.

Included but specifically excluded from the above legal description is a conveyance to the State of Tennessee of record in Book 4665, Page 900, Register's Office for said County, to which Deed reference is hereby made for a more complete and accurate description.

Property is subject to restrictions of record in Book 4447, Page 108 and Book 4447, Page 594, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as 2152 Richmond Hill Drive, Nashville, TN 37207
(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 29TH day of JANUARY, 19 81

~~Larry R. Seiler and L.R.~~ Seiler being one and the same person.

~~James L. Fortner, II~~

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. R. Seiler and James L. Fortner, II

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 29TH day of JANUARY, 19 81

Commission expires 1-22-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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 _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Larry R. Seiler

TO
Harold Hitt

G27896
G27896

IDENTIF. REFERENCE

FEB 3 10 35 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
295 Plus Park Blvd., Suite J
NASHVILLE, TENNESSEE 37217

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

32000.00- CO
83.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 89.70-
7976A02/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 7 8 9 6

T
IDENTIF. REFERENCE

FEB 3 10 35 AM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 804936