ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN W. SEWELL et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	147-04-132
3687 East Richbriar Circle (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	5DU-16858
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5723 PAGE 62

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

DENNIS E. CONNIFF, III,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN W. SEWELL and wife, CINDY L. SEWELL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County.

Said Lot No. 290 fronts 100.0 feet on the westerly margin of East Richbriar Circle, and extends back 169.4 feet on the northerly line, and 112.3 feet on the southerly line, to a line on the rear on which it measures 94.4 feet.

Being all the same property conveyed to Dennis E. Conniff III by deed from Sandra Bishop Conniff of record in Book 4804, page 984, Register's Office for Davidson County, Tennessee.

Rachel B. Conniff, wife of Dennis E. Conniff, III, joins in the execution of this conveyance for the purposes of conveying any right or title she may have in the above described property.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $21,250.00 secured and evidenced by Deed of Trust of record in Book 4265, page 277, Register's Office for said County, in favor of Murphree Mortgage Company, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid Note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of record in Book 4031, page 160; and to the limitations shown on the Plan of record in Book 3700, page 73; both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which the Grantees assume in full.

This is improved (XX) property, known as 3687 East Richbriar Circle, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 19th day of March, 19 81.

DENNIS E. CONNIFF III

RACHEL B. CONNIFF

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS E. CONNIFF III and wife, RACHEL B. CONNIFF

the bargainors, 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 18th day of March, 1981.

My commission expires 10-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 18th day of March, 1981.

My commission expires 10-21-84 Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215
Name Address

5741 03/19 14:30- CHECK

WARRANTY DEED

FROM

DENNIS E. CONNIFF III and wife,

RACHEL B. CONNIFF

TO

JOHN W. SEWELL and wife,

CINDY L. SEWELL

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED
MAR 19 2 26 PM
REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

File Box 19

G 3 3 8 3 5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5723 PAGE 64

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
			53000.00-	CO
			137.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	144.30-
5741	A	03/19/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 33835

IDENTIF. REFERENCE

MAR 19 2 27 PM 1981

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 812415