THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike, Goodlettsville, Tennessee, 37072

6925 05/21 96.72- CHECK

Mail

WARRANTY DEED

BOOK 5747 PAGE 747

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BILLY JOE SEALS ETUX	SAME	Map-52-2
(NAME) 425 E. Old Hickory	(NAME)	Parcel-186
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------($10.00)---------- *Dollars,*
cash in hand paid, receipt of which is hereby acknowledged, including the assumption by the Grantees of a certain Note and Deed of Trust to Albert William Johnson, Trustee, of record in Book 5224, Page 815, Register's Office for Davidson County, Tennessee, which has been assigned to Kentucky Mortgage Company, Inc. in Book 5249, Page 650, said Register's Office, with a balance of $ 28,215.18 with interest thereon at the rate of 8.5% per annum, payable in monthly installments of $261.83.

Bobby W. Couts and wife, Ann S. Couts, the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
Billy Joe Seals and wife, Montye C. Seals, the Grantees,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 31 and the Westerly 25 feet of Lot No. 32 on the Plan of Rainbow Terrace Revised, Block "A", as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 and the Westerly part of Lot No. 32 adjoin and front 75 feet on the Northerly side of Neelys Bend Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Bobby W. Couts and wife, Ann S. Couts by deed from Bobby J. Geurien and wife, Shirley M. Geurien of record in Book 5224, Page 813, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,715.08

Subscribed and sworn to before me, this the 15th day of May, 19 81

Affiant Billy Joe Seals

My commission expires 9/21/83 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as ..... (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
Billy Joe Seals and wife, Montye C. Seals,
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* Billy Joe Seals and wife, Montye C. Seals, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* May *19* 81 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Billy Joe Seals
Montye C. Seals
Montye C. Seals

Bobby W. Couts
Bobby W. Couts
Ann S. Couts
Ann S. Couts

1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby W. Couts and wife, Ann S. Couts and Billy Joe Seals and wife, Montye C. Seals

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of May, 19 81

Rebecca L Sanders Notary Public

Commission expires 8/21/82

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

BOBBY W. COUTS ETUX

TO

BILLY JOE SEALS ETUX

G 4 2 7 6 6

IDENTIF. REFERENCE

MAY 21 9 37 AM '81

FELIX Z. WILSON JR 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

RECEIVED OF _____

FOR _____ BOOK 5747 PAGE 749

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
			34715.00	CO
			90.22	CO TX
			.50	PRFEE
			6.00	MORTG
			CHECK	96.72-
6526AU6/21/81			DOL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G427666

IDENTIFICATION

MAY 21 9 37 AM '81

No. 823165