9545 06/05 1140 CHECK

FORM NO. WD-1

BOOK 5753 PAGE 807

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$41,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th. DAY OF June, 19 81

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glenn E. Seigenthaler etux | Noel-Palmer Mortgage Co. | 161-3 |
| Kumiko Seigenthaler (NAME) | (NAME) | |
| 441 Tusculum Road | One Commerce Place | 80 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37211 | Nashville, Tennessee 37239 | 6DU-70046 |
| (CITY) (STATE) (P O ZIP) | (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, Russell C. Griffith and wife, Phyllis F. Griffith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn E. Seigenthaler and wife, Kumiko Seigenthaler, as tenants by the entirety.

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:

BEING Lot No. 3 on the Plan of McMurray Meadows, Section 1, as of record in Book 5060, Page 1, Register's Office for Davidson County, Tennessee.

SAIDLot No. 3 fronts 70.1 feet on the southerly side of Tusculum Road and runs back between lines, 142 feet on the easterly side and 143.62 feet on the westerly side to a line at the rear on which it measures 70.11 feet thereon.

BEING the same property conveyed to Russell C. Griffith and wife, Phyllis F. Griffith by deed from W. L. Bainbridge, III, and wife, Josephine G. Bainbridge of record in Book 5136, page 195, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record In Book 5063, Page 37, Register's Office for Davidson County, Tennessee.

THE Plan of record in Book 5060, page 1, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Tusculum Road and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. There is a 10 foot sewer easement located on the easterly side of said lot.

THE Grantees hereby assume and agree to pay the first mortgage held by Noel Palmer Mortgage Co. in the original principal amount of $28,500.00 executed April 12, 1977 and filed for record April 14, 1977 in Book 5136, page 197, Register's Office for Davidson County, Tennessee, subject to the terms, conditions, provisions, and stipulations thereof. THE INSURANCE AND ESCROW ACCOUNT is being transferred to the Grantees.

unimproved (XX) property, known as 441 Tusculum Road, NAshville, Tennessee 37211
This is improved ( ) (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 this 4th. day of June, 19 81

Russell C. Griffith

Phyllis F. Griffith

BOOK 5753 PAGE 808

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell C. Griffith and wife, Phyllis F. Griffith

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 4th day of June, 1981.

Commission expires 4/21/85

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
Russell C. Griffith and wife, Phyllis F. Griffith

TO
Glenn E. Seigenthaler and wife, Kimko Seigenthaler

G 4 4 9 3 1

IDENTIF. REFERENCE

JUN 5 10 58 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37216

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5753 PAGE 809

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 |
|---|---|---|---|---|
| | | | 41500.00- CO | |
| | | | 107.90 CO TX | |
| | | | .50 REL | |
| | VD | | .50- REL | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 114.40- |
| 9545A | 06/05/81 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 9 3 1

IDENTIF. REFERENCE

JUN 5 10 58 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 825696