File Box 11

Form No. WD-1

BOOK 5762 PAGE 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF JUNE 19 81

Notary Public

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miriam B. Rosenthal	Chemical Mortgage Co.	8DA-56684
(NAME)	(NAME)	
701 Kendall Drive	101 East Town Street	103-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Columbus, OH 43215	234
(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 Larry Sellers and wife Judith Sellers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miriam B. Rosenthal

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 14 fronts 80.27 feet on the westerly margin of Kendall Drive, and fronts 159.84 feet on the southerly margin of Stoney Way Trail, said frontages being joined by a curve having a length of 40.43 feet, and extend back 186.4 feet on the southerly line and 69.4 feet on the westerly line to a point of intersection.

Being the same property conveyed to Larry Sellers and wife, Judith Sellers, by deed from Othal Smith, Jr. and wife, Maureen H. Smith, of record in Book 5451, page 661, said Register's Office.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5451, page 664, said Register's Office, securing a promissory note dated June 15, 1979, payable to the order of Galbreath Mortgage Company, with a present unpaid principal balance of approximately $52,056.43, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

unimproved (X)
This is improved (XX) property, known as 701 Kendall Drive Nashville, TN 37209
(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 23TH day of JUNE, 1981

Larry Sellers Larry Sellers by Judith Sellers, attorney in fact

Judith Sellers Judith Sellers by Judith Sellers, attorney in fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Sellers and wife Judith Sellers

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 23TH day of JUNE 19 81

Commission expires _____ 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, 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 _____

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

My commission expires _____ Notary Public

343[illegible] WARRANTY DEED FROM Larry Sellers TO Miriam E. Rosenthal [illegible] 165. [illegible]

G 4807 A

IDENTIF. REFERENCE

JUN 25 3 22 PM '81

FELIX T. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 1981, before me personally appeared George V. Crawford, Jr., to me known to be the person who executed the foregoing instrument in behalf of Larry Sellers and wife, Judith Sellers and acknowledged that he executed the same as the free act and deed of said Larry Sellers and wife, Judith Sellers.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 1981.

Notary Public

My Commission Expires:

April 12, 1983

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
			65000.00- CO	
			175.40 CO TX	
			.50 PRFEE	
			5.00 MORTG	
			CHECK	135.90-
3	3	06/25/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4, 8 0 7 4

IDENTIF. REFERENCE

T

JUN 25 3 22 PM '81

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

No. 829468