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BOOK 5767 PAGE 310

BOOK 5753 PAGE 807

FORM NO WD-1

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 (NAME)	Noel-Palmer Mortgage Co. (NAME)	161-3
Kumiko Seigenthaler 441 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	80
Nashville, Tenn. 37211 (CITY) (STATE) (P O ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	6DU-70046

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.

**** Continued on back

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

Russell C. Griffith

Phyllis F. Griffith

Russell C. Griffith Phyllis F. Griffith

[redacted]

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BOOK 5767 PAGE 311

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

Patricia E. Clark
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

IDENTIF. REFERENCE

JUL 8 12 23 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc
suite 218
640 spence lane
nashville tennessee 372

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** *
For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated April 12, 1977 and filed for record Apri 14, 1977, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5136, Page 197, and note of even date thereyby secured, in the original principal amount of $28,500.00, payable to Commerce Union Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Russell C. Griffith and wife, Phyllis F. Griffith under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arisin fromt the guaranty of insurance of the indebtedness above mentioned.