This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5795 PAGE 713

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael W. Tune and Audrey G. Morrow | First Tennessee Bank N. A. Memphis | 54-14-5 |
| (NAME) | (NAME) | |
| 301 Louviers Lane | P. O. Box 474 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Old Hickory, Tennessee 37138 | Memphis, Tennessee 38101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Michael W. Tune and Audrey G. Morrow and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Lance E. Seidel and wife, Barbara L. Seidel

*have this day bargained and sold, and do hereby transfer and convey unto the said* Michael W. Tune and Audrey G. Morrow

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Brandywine Estates, Section II, of record in Book 3700, page 28, Register's Office for said County.

Said Lot No. 62, being a corner lot, fronts 140 feet on the easterly margin of Rolling Mill Road and 200 feet on the northerly margin of Louviers Lane, said frontages joined by a curve of 39.27 feet; and extends back 348.9 feet on the easterly broken line and 440.2 feet on the westerly broken line to a line in the rear measuring 30 feet thereon.

Being the same property conveyed to Lance E. Seidel and wife, Barbara L. Seidel by deed from Dr. Eugene Upshaw and wife, Helen Marie Upshaw, of record in Book 5415, page 489, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the plan of record in Book 3700, page 28, Register's Office for said County, which shows an Owner's Certificate, a 50-foot minimum building setback line from Rolling Mill Road and Louviers Lane, 20-foot easement for public utility purposes, and reducing to a 10-foot easement along the northeast line of Lot No. 61, and a 2.5 x 30-foot utility anchor easement; and restrictive covenants of record in Book 3816, page 544, Register's Office of Davidson County, Tennessee, as amended in Book 3822, page 851, said Register's Office, and made applicable in Book 3936, page 811, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 148,000.00

Subscribed and sworn to before me, this the 15th day of Sept 1981

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 301 Louviers Lane, Old Hickory, Tennessee 37138
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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,* except for 1981 taxes which are prorated and assumed by the purchasers.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 15th *day of* Sept, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Lance E. Seidel

Barbara L. Seidel

09/17 391 8457

STATE OF ~~TENNESSEE~~ Missouri )
~~COUNTY OF DAVIDSON~~ )

BOOK 5795 PAGE 714

*Personally appeared before me,* Cathy A. Hansen, *a Notary Public in and for said County and State,* Lance E. Seidel and wife, Barbara L. Seidel

*the within named 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* Hoberly ~~Nashville~~, ~~Tennessee~~ Missouri *this* 1 *day of* September, *19*81.

Cathy A. Hansen *Notary Public*

*Commission expires* 8-13-84

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* .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AMERICAN CENTER 37238
NASHVILLE, TENN. 37238

**WARRANTY DEED**

FROM
Lance E. Seidel and wife,
Barbara L. Seidel
TO
Michael W. Tune and Audrey G.
Morrow

360289

IDENTIF. REFERENCE

SEP. 17 9 23 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5795 PAGE 715

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 148000.00- CO | |
| | | | 384.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED. | |
| | | | CHECK 391.30-, | |
| 8497A09/17/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

360289

IDENTIF. REFERENCE

SEP 17 9 23 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 843975