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

WARRANTY DEED

BOOK 5871 PAGE 251

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas A. Seard and wife, Kenlyn E. Seard	First Tennessee Bank N. A. Memphis	61-12-77
(NAME) 1207 Plymoth Avenue	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS) 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 Thomas A. Seard and wife, Kenlyn E. Seard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John P. Tison and wife, Mary G. Tison

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas A. Seard and wife, Kenlyn E. Seard

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. 51 on the Map showing the re-subdivision of certain lots in Eastdale Place, of record in Book 974, page 22, Register's Office for said County, and a part of an unnumbered tract lying in the rear of Lots Nos. 51 and 52 on said plan and described as follows:

Beginning at a point in the north margin of Plymouth Avenue at the corner of Lots Nos. 50 and 51; thence with the line between said lots, northerly 180 feet to a point and continuing northwesterly 108.5 feet to the south line of the Newman Cheek Lands'; thence with Cheek's south line, westerly 121.6 feet to the northeast corner of Lot No. 98 of said Eastdale Place; thence with the line of the same, southeasterly 128.0 feet to the northwest corner of Lot No. 52; thence with the line of same, northeasterly 60 feet to the corner of Lots Nos. 51 and 52; thence with the line between said lots, southerly 180 feet to the north margin of Plymouth Avenue; thence with the margin of the same, easterly 60 feet to the point of beginning.

Being the same property conveyed to John P. Tison and wife, Mary G. Tison by deed from Glenn Stewart and Mrs. Nancy S. Haynes, of record in Book 4623, page 727, Register's Office for said County.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage of record in Book 4218, page 471, Register's Office for said County; and an easement for sanitary sewers and/or storm drainage of record in Book 4911, page 482, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 6th day of April 19 82

Affiant Kenlyn E. Seard

My commission expires: 10-20-85 (Affix Seal)

Notary Public Doris E. Moran

unimproved ( )
This is improved (X) property, known as 1207 Plymoth Avenue, Nashville, Tennessee 37216
(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 1982 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 6th *day of* April, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John P. Tison
John P. Tison

Mary G. Tison
Mary G. Tison

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* John P. Tison and wife, Mary G. Tison

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 Nashville, Tennessee *this* 6th *day of* April, *19*82.

Doris E. Moran *Notary Public*

Commission expires 10-20-85

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 .....

1142

WARRANTY DEED 24036

FROM
John P. Tison and wife,
Mary G. Tison

TO
Thomas A. Seard and wife,
Kenlyn E. Seard

G 8 6 4 9 9

IDENTIF. REFERENCE

APR 9 10 01 AM '82

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 _____

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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
			47000.00- CO	
			188.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 123.70-	
			1142A04/09/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G86499

IDENTIFICATION REFERENCE

APR 9 10 01 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 875318