WARRANTY DEED

BOOK 5995 PAGE 431

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger Costa, et al	Same	83-1
(NAME)	(NAME)	
296 Clovernook Drive		164
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100 ($10.00)---------- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantee of the balance of an indebtedness to Eunice J. Hyde and wife, Rita L. Hyde of record in Book 5717, page 296, and the balance of an indebtedness to Dobson & Johnson, Inc. of record in Book 5337, page 812, Register's Office for Davidson County, Tennessee.

I, Durward W. Seely, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Roger Costa and Jeffery Swink, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly one-half of Lot No. 12 on the Map of W. H. Hyronemus' Addition, as of record in Book 161, page 175, said Register's Office.

Said part of said lot fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Durward W. Seely by deed from Eunice J. Hyde and wife, Rita L. Hyde of record in Book 5717, page 293, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,750.00

Subscribed and sworn to before me, this the 18th day of January 1983

Affiant Jeffery Swink

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

Notary Public Phyllis Keenan

This is improved ( ) unimproved (X) property, known as 1035 Granada Avenue, Nashville, TN 37206
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Roger Costa and Jeffery Swink, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Roger Costa and Jeffery Swink, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 18th *day of* January, 1983, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Durward W. Seely
DURWARD W. SEELY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Durward W. Seely, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 18th day of January, 19 83

Phyllis Keenan 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.....

WARRANTY DEED

FROM

DURWARD W. SEELY

TO

ROGER COSTA, ET AL.

H 27088

IDENTIF. REFERENCE

JAN 20 10 10 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

This Instrument prepared by
M NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

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

RECEIVED OF BOOK 5995 PAGE 433

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
			36750.00- CO	
			105.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.12-
			2370A01/20/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H270888

T
IDENTIF. REFERENCE

JAN 20 10 19 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 922403