FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6124 PAGE 382

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

37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF AUGUST, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie C. Seals (NAME)	Union Modern Mortgage Corporation (NAME)	51-1
906 Due West Avenue North (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 3318 (STREET ADDRESS)	17
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Little Rock, Ar. 72203 (CITY) (STATE) (ZIP)	110-07260

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, William E. Linneman, Sr. et ux Elizabeth A. Linneman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie C. Seals et ux Doris L. Seals, 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. 23 and part of Lot No. 24, on the Map of Due West Valley Acres, not of record, property described in Deed Book 4156, Page 225, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co. dated July 7, 1983 as follows: BEGINNING at a point in the northerly margin of Due West Avenue North, said point being 10 feet from the easterly margin of Lot No. 23; thence northerly 357.5 feet to a point; thence westerly 10 feet to a point; thence northerly 142.5 feet to a point; thence westerly 93.7 feet to a point; thence southerly 500 feet to a point, said point being the northerly margin of Due West Avenue North; thence 103.7 feet to the point of beginning.

BEING the same property conveyed to William E. Linneman, Sr. and wife, Elizabeth A. Linneman by deed of record in Book 4156, Page 225, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

08/29-104-00-CHECK

This is ( ) unimproved ( ) improved property, known as 906 Due West Avenue North (House Number) (Street) Madison, TN. 37115 (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 23TH day of AUGUST, 1983

William E. Linneman, Sr. — William E. Linneman Sr.

Elizabeth A. Linneman — Elizabeth A. Linneman

3105

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Linneman, Sr. et ux Elizabeth A. Linneman

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of AUGUST, 19 83

Commission expires 4-19-87

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
William E. Linneman, Sr.

TO
Jackie C. Seals

IDENTIF. REFERENCE

H 6.9 9 5.4

AUG 29 10 10 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6124 PAGE 384

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37500.00- CO	
			97.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	104.00-
3105A	08/29/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9 9 5.4

IDENTIF. REFERENCE

AUG 29 10 10 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 974529