BOOK 5274 PAGE 566

WARRANTY DEED

FROM: B & R Partnership, Grantor

TO: James L. Seltzer and wife, Carolyn A. Seltzer

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

James L. Seltzer & wife,
Carolyn A. Seltzer
Rt 1 Box 521
Midland, Va 22728

Send Tax Bills To: Same

Map-Parcel Numbers

Part of 49-0-154 and 49-0-302

Field Book Numbers

Part of 12D87001 and 12D78950

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is TWENTY FOUR THOUSAND Dollars ($24,000.00).

James L. Seltzer
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17 day of April, 1984.

Deborah A. [illegible]
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of TWENTY FOUR THOUSAND Dollars ($24,000.00), B & R PARTNERSHIP, a Tennessee general partnership composed of YON H. BURTON and JAMES K. ROUSSEL, Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES L. SELTZER and wife, CAROLYN A. SELTZER, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Nos. 11 and 15 on the plan of Deer Meadows, Section 1 of record in Plat Book 5800, page 270, RODC, Tn.

Being a part of the same property conveyed to B & R Partnership by deed from George T. Hicks and James D. Gillespie of record in Book 6221, page 415, Register's Office of Davidson County, Tennessee.

This conveyance is expressly made subject to the lien for 1984 taxes; restrictive covenants of record in Book 6143, page 141; matters shown on the recorded plat of record in Book 5800, page 270, and watermain conveyance of record in Book 6190, page 664, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 17 day of APRIL, 1984.

B & R PARTNERSHIP

By: Yon H. Burton
Yon H. Burton, Partner

By:
James K. Roussel, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Betty Woodruff, a Notary Public of the State and County aforesaid, personally appeared YON H. BURTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMself to be a partner in B & R PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 17 day of April, 1984.

Betty Woodruff
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4-21-85

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BETTY WOODRUFF, a Notary Public of the State and County aforesaid, personally appeared JAMES K. ROUSSEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMself to be a partner in B & R PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 17 day of April, 1984.

Betty Woodruff
Notary Public

My Commission Expires: 4-21-85

BETTY WOODRUFF NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I 1 6 7 2 0

IDENTIF. REFERENCE

Apr 19 11 12 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

04/19 71.30 CHECK

3971

WHW/4-17-84

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
			24000.00- CAMT.	
			62.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	71.90-
9971	A	04/19/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 6 7 2 0

IDENTIF. REFERENCE

APR 19 4 12 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29687