FILE IN BOX 4

BOOK 6337 PAGE 481

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Greg Seat & Hubert Townes c/o Cavalier Properties 15th Floor American Trust Bldg	Same	103-4-390
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37201	(NAME) (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Twelve Thousand ($12,000.00) and no/100 - - - - - *Dollars,*

cash in hand paid by Greg Seat and Hubert Townes, the receipt of which is hereby acknowledged.

I, Ruby C. Burton, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said

Greg Seat and Hubert Townes

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the westerly 50 feet of lot No. 53 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in book 332, page 61, Register's Office for said County.

Said part of lot No. 53 fronts 50 feet on the southerly side of Nebraska Avenue, formerly 8th. Street and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to R. B. Burton and wife Ruby C. Burton by deed from Selma Woodfin of record in book 1198, page 546, said Register's Office, the said R. B. Burton having since died.

This instrument was prepared by James R. Wyatt, 100 39th. Ave No. Nashville, Tenn.

It is understood and agreed that the grantees assume the payment of the 1984 taxes on the property hereib described.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 1 day of July 19 84

Affiant Greg Seat

My commission expires July 18, 1987 (Affix Seal)

Notary Public J R Wyatt

Unimproved (X) This is improved ( ) property, known as 4105 Nebraska Ave. Nashville, tenn. 37209
(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 lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

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 14 *day of* July *19* 84*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruby C. Burton

07/13/84 CHECK

3449

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. R. Wyatt Ruby C. Burton *, a Notary Public in and for said County and State,*

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee this* 12 *day of* July *, 19* 1984

Commission expires July 18, 1987 J. R. Wyatt *Notary Public*

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

Ruby C. Burton

TO

Greg Seat, etal

I 3 6 0 4 3

IDENTIF. REFERENCE

JUL 13 2 09 PM '84

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 6337 PAGE 483

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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
3449A07/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 13 6:04:3

IDENTIF. REFERENCE

JUL 13 2 00 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No.0052514