THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
file box 8/jcb

ADDRESS NEW OWNER:
John L. Seals
4304 Glen Eden Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Third National Mortgage Co.
P.O. Box 2628
Nashville, TN 37219

MAP-PARCEL NUMBERS:
MAP 116-15
PARCEL 51
BM-7520

**WARRANTY DEED**

BOOK 6700 PAGE 908

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Ann Raesener, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John L. Seals and Kathy Seals, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 9 Block 7 on the plan of the Resubdivision of parts of Royal Oaks Subdivision, of record in Book 974, pages 4 and 5, Register's Office for said County.

RE-RECORD BOOK 6730 PAGE 375

SAID Lot No. 9 fronts 100 feet on the northerly margin of Glenn Eden Drive and extends back 176.4 feet on the easterly line and 176.4 feet on the westerly line to a dead line in the rear, measuring 100.0 feet thereon.

Being the same property conveyed to Mary Ann Raesener, unmarried, by deed from Michael C. Branson, unmarried, of record in Book 6542, page 371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company of record in Book 6542, page 374, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. (See attached Exhibit "A")

This is (un)improved property, known as 4304 Glen Eden Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of November, 1985.

Mary Ann Raesener
Mary Ann Raesener

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 1st day of November, 1985, before me personally appeared Mary Ann Raesener, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

RE-RECORD
BOOK 6730 PAGE 376 BOOK 6760 PAGE 909

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

11/14/85 2:45 CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,500.00.

John L. Seals
Affiant

Subscribed and sworn to before me, this the 1st day of November, 1985.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

**WARRANTY DEED**

from:
Mary Ann Raesener, unmarried,

to:
John L. Seals and Kathy Seals, husband and wife,

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24217

RE-RECORD
BOOK 6730 PAGE 377

**EXHIBIT "A" TO DEED**
**BEING RE-RECORDED**

The undersigned hereby consent to the re-recording of the deed to which this statement is an exhibit for the purpose of adding the following language to that deed:

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to asume the unpaid balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company of record in Book 6542, page 374, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

WITNESS our hands this the 23 day of November, 1985.

John L. Seals

Kathy Seals

RE-RECORD
5 9 3 8 7

IDENTIFICATION REFERENCE

DEC 9 10 59 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN