MAP-43-5
PAR-195 dh

SEND TAX BILLS TO:

Mae P Sellers
511 Caraway Lane
Gallatin Tenn
37066

INSTRUMENT PREPARED BY:

JOHN WESLEY JONES
117 East Main Street
Gallatin, TN 37066

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, including the love and affection which I have for my daughter, the receipt of which is hereby acknowledged, I, GEORGIA ANN DODD, hereinafter referred to as Grantor, have bargained and sold and by these presents do convey unto MAE P. SELLERS, her heirs and assigns forever, all right, title and interest which the Grantors own or claim in the following described land in Davidson County, to-wit:

Being Lot No. 26 and the easterly one-half of Lot No. 25 of Block "B" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said county.

Said Lot No. 26 and the easterly one-half of Lot No. 25 adjoin and front together 75 feet on the northly side of Wiley Street and run back between parallel lines 135 feet to a dead line.

Being the same property conveyed to John Ben Dodd and wife, Georgia Ann Dodd, as tenants by the entirety, by deed from Frances M. Gilbert, of record in Book 4075, Page 855, Register's Office of Davidson County, Tennessee

Said John Ben Dodd died in 1973, whereby the Grantor herein, Georgia Ann Dodd, inherited his interest in the above described real property by virtue of her right of survivorship.

TO HAVE AND TO HOLD the said lot or parcel of land together with all improvements thereon and all the right, title and interest thereto belonging or appertaining, unto the said MAE P. SELLERS, her heirs and assigns, forever.

AND THE GRANTOR DOES COVENANT with the said MAE P. SELLERS, her heirs and assigns, that she is lawfully seized and possessed of said land, and has a good and lawful right

to convey it and that same is free and unencumbered, except for 1986 taxes, which are to be prorated, all visible easements, encumbrances of record and building or zoning regulations.

SAID GRANTOR DOES FURTHER COVENANT to warrant and forever defend the title to said land unto the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever, except as hereinabove set forth.

WITNESS our hands this 30th day of August, 1986.

Georgia Ann Dodd

GEORGIA ANN DODD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within GEORGIA ANN DODD, the 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 Gallatin, Tennessee, this 30th day of August, 1986.

Mac P. Sellers C.A. Sellers
Nancy Reedy James Hester Pamela Barnes
Joyce Hester
Dorothy Sanford
Jerry Sanford

NOTARY PUBLIC

My Commission Expires:
9-5-89

PAMELA BARNES NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

SEP 24 12 09 PM '86
FELIX Z WILSON III REGISTER
SUMNER COUNTY, TN

IDENTIFICATION REFERENCE

458.31

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $60000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C.A. Sellers
Affiant

Subscribed and sworn to before me this the 30th day of August 19 86

Pamela Barnes

Notary Public

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

5000.00- CAMT
14.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 20.50
6183A09/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4583 1.
IDENTIFICATION REFERENCE
SEP 24 12 10 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298903