BOOK 7138 PAGE 126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Thomas W. Lawless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 1-21-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
David A. Sellars	First Tennessee Bank, N.A.	129-08-64
(NAME)	(NAME)	
1034 Percy Warner Blvd.	Box 1000, Department 47	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Memphis, TN 38148	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, Thomas W. Lawless and wife, Elizabeth H. Lawless

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Sellars and wife, Terry D. Sellars

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:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 100 feet on the southeasterly side of Percy Warner Boulevard and runs back between parallel lines, 150 feet to a dead line in the rear, which measures 100 feet.

Being the same property conveyed to Thomas W. Lawless and wife, Elizabeth H. Lawless by deed from John D. Richbourg and wife, Margaret W. Richbourg, of record in Book 6069, page 125, Register's Office for Davidson County, Tennessee.

9.4 1.9.2

IDENTIFICATION REFERENCE

FEB 17 12 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

02/17 308.90 1

This is improved (X) unimproved ( ) property, known as 1034 Percy Warner Boulevard Nashville, TN 37205
(House Number) (Street) (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 hand s this 13th day of February, 19 87

Thomas W. Lawless

Elizabeth H. Lawless

918

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Thomas W. Lawless and ELizabeth H. Lawless

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

Witness my hand, at office, this 13th day of February, 19 87

Commission expires 1-21-90

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM
Thomas W. Lawless
Elizabeth H. Lawless

TO
David A. Sellars
Terry D. Sellars

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

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

106329.10- CAMT.
302.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 308.90-
09:18A02/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 1 9 2

IDENTIFT REFERENCE

FEB 17 12 05 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46269