THIS INSTRUMENT PREPARED BY:
DAVID M. AMONETTE
AMONETTE & STUBBS
554 West Main Street
Gallatin, Tennessee 37066

ADDRESS NEW OWNER:
Walter A. Seul, et ux
419 Hollydale Drive
Nashville, Tenn. 37217

SEND TAX BILLS TO:
same

Tax Map 106-16-32; Field Book No. 6DA-13547

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FELIX D. GOWER, JR. and wife, BARBARA GOWER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WALTER A. SEUL and wife, GEORGIA R. SEUL, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Hill-N-Dale Acres, of record in Book 2900, pages 33 and 34, Register's Office for said County.
>
> Said Lot No. 6 fronts 243 feet on the northwesterly side of Hollydale Drive and extends back 212.9 feet on the northeasterly line and 198.9 feet on the southwesterly line to a dead line, measuring 175 feet thereon.
>
> Being the same property conveyed to Felix D. Gower, Jr. and wife, Pauline M. Gower, by deed from Houston T. Ezell and wife, Mabel W. Ezell, of record in Book 3028, page 193, Register's Office for Davidson County, TN.
>
> This conveyance is subject to restrictions contained in an instrument of record in Book 2959, page 213, Register's Office for Davidson County.
>
> The said Pauline M. Gower is now deceased as of April 2, 1981. The said Felix D. Gower, Jr. has since remarried Barbara Gower, who joins in this conveyance for the purpose of conveying any and all interest she may have in said property.
>
> Taxes for the year 1987 will be paid by Grantees.

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 successors 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, except as herein set forth, 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 successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 19th day of June, 1987.

Felix D. Gower Jr.
FELIX D. GOWER, JR.

Barbara Gower
BARBARA GOWER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a notary public for said county and state, Felix D. Gower, Jr. and wife, Barbara Gower, the within named bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Gallatin, Tennessee this 19th day of June, 1987.

(SEAL) NOTARY PUBLIC

My Commission Expires: 5-11-91

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is EIGHTY SEVEN THOUSAND AND NO/100 ($87,000.00) DOLLARS.

Walter A. Leu
AFFIANT

Subscribed and sworn to before me this the 19th day of June, 1987.

(SEAL) NOTARY PUBLIC

My Commission Expires: 5-11-91

REAL ESTATE
JUL 8 9 27 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

4366.9

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7290 PAGE 543

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

870.00- CAMT.
243.60 CSTAX
.50 PRFE
6.00 MDEED
CHECK 250.10-
7477A07/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43669

IDENTIFICATION REFERENCE

JUL 8 9 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101698