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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

× Carol Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 1988

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: March 31, 1991
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 2815 Lebanon Road, Suite 201, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Roy Herzig (NAME)	FAMCO (NAME)	75-7
609 Topeka Drive (STREET ADDRESS OR ROUTE NUMBER)	4411 W. Market Street (STREET ADDRESS)	96
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Greensboro, NC 27419 (CITY) (STATE) (ZIP)	4D 24817

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, Glenn L. Seagraves and wife, Barbara W. Seagraves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Roy Herzig, Unmarried

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, on the Plat of Tulip Grove, Section IV, of record in Plat Book 4175, page 12, Register's Office for said County.

Said Lot No. 212, fronts 82.36 feet on the northerly margin of Topeka Drive and extends back 182.90 feet on the westerly line, and 183.24 feet on the easterly line, to a line on the rear which is a broken line, on which it measures 81.79 feet.

Being the same property conveyed to Glenn L. Seagraves and wife, Barbara W. Seagraves by deed from Steven L. Longenecker and wife, Janet K. Longenecker of record in Book 6081, page 8, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions contained of record in Book 4228, page 457, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 609 Topeka Drive, Hermitage, Tennessee 37076
(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 25th day of August, 1988

Glenn L. Seagraves

Barbara W. Seagraves

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn L. Seagraves and wife, Barbara W. Seagraves

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August 19 88

Commission expires March 11, 1991

Mark A. Ellis
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

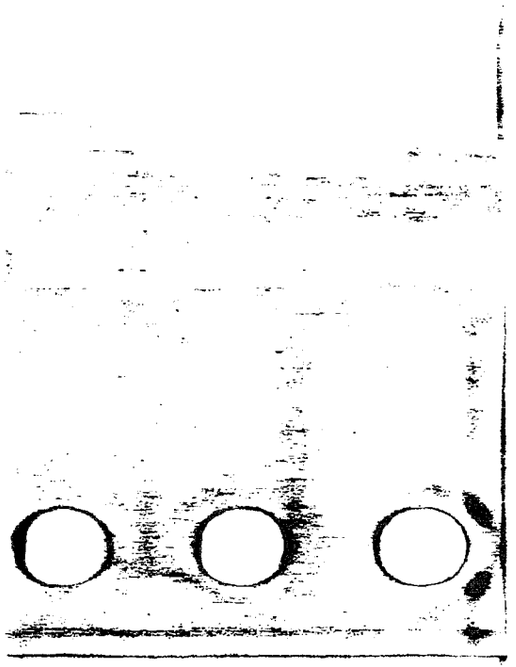
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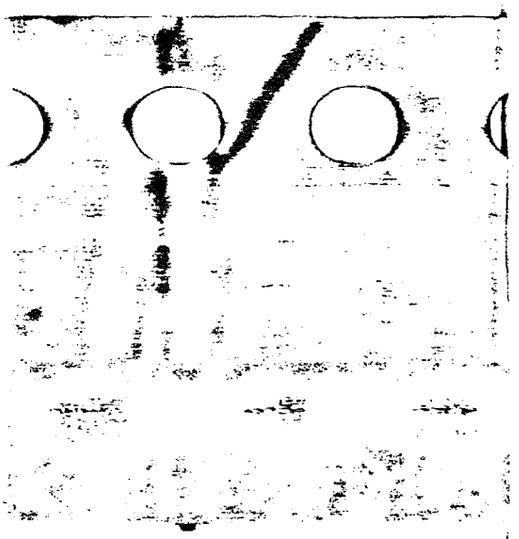
67277

IDENTIFICATION REFERENCE

SEP 14 10 10 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 70000.00
CON TX 231.00
PRFEE 0.50
WDEED 6.00
TOTAL 237.50
CHECK 237.50

09/14/88 01 10:13 0001 6744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.277

IDENTIFI REFERENCE

SEP 14 10 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 133770