ADDRESS NEW OWNER:
Emmett T. Moody, et ux
1408 Caldwell Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS:
081-15-150

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, Patricia Smith, Conservator for Ida Mae Seay, unmarried, have bargained and sold and by these presents do transfer and convey unto the Grantees, Emmett T. Moody and wife, Georgia W. Moody, fee simple title in that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot Number 41 in the J.M., T.J., & G.W. Harding's addition to Nashville, Tennessee. Said Lot No. 41 fronts 50 feet on the southerly side of Underwood Street and extends back between parallel lines 150 feet to an alley in the rear. A plan of said subdivision is of record in Book 21, page 80, R.O.D.C. Tenn.
>
> Being the same property conveyed to Eli Seay and wife Ida May Seay, by installment deed from William Curley and wife, Grace Curley of record in Book 842, Page 39, Register's Office for Davidson County, Tennessee. The said Eli Seay having since died.
>
> This is improved property known as 1025 Underwood Street, Nashville, Tennessee.

Said Property is conveyed subject to restrictions and easements of record.

Patricia Smith conveys this property as Conservator for Ida Mae Seay, being Docket No.92895 in the Probate Court of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenant with the Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 11 day of August. 1989.

Patricia Smith - Conservator
Patricia Smith, Conservator
for Ida Mae Seay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of August, 1989, before me personally appeared, PATRICIA SMITH to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the sameon behalf of Ida Mae Seay as her free act and deed and for the purposes described herein. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 10/9/91

Peggy D. Mathes
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $ 15,000.00.

Patricia Smith
AFFIANT

Sworn to and subscribed to before me this 11th day of August, 1989.

My commission expires 10/9/91

Peggy D. Mathes
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
Peggy D. Mathes, Attorney at Law
One Washington Square, Suite 204
214 Second Avenue North
Nashville, TN 37201

Mail

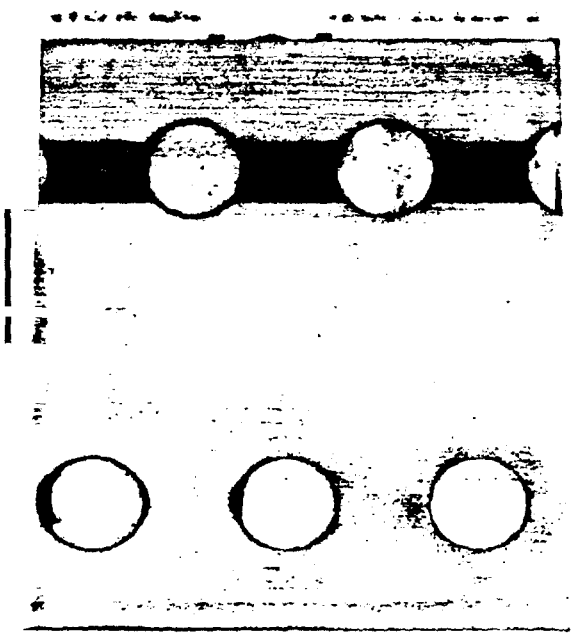
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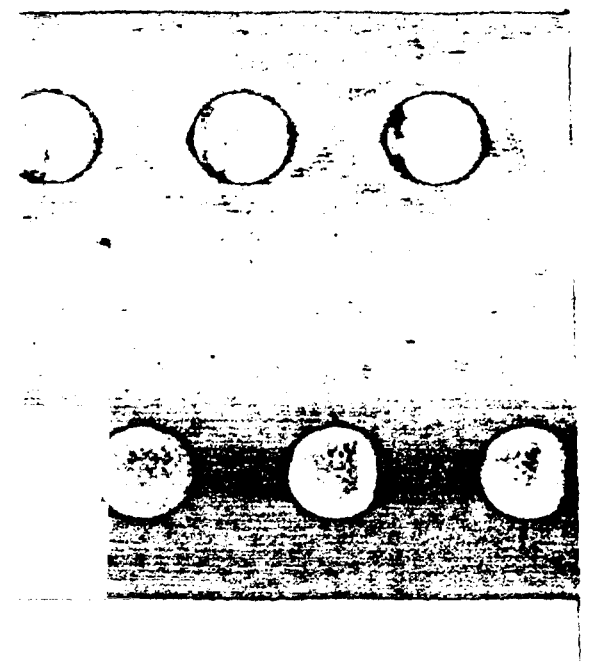
IDENTIF. ↑REFERENCE

AUG 11 3 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5042 08/11 0101 03CHECK 56.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7913 PAGE 311

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 15000.00
CON TX 49.50
PRFEE 1.00
WDEED 6.00
TOTAL 56.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 56.50

08/11/89 01 15:34 0001 5042

57214

IDENTIF. TREFERENCE

AUG 11 3 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238324