WARRANTY DEED BOOK 9182 PAGE 198

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **7th** day of **December, 1993** by and between

Beatrice B. Seawell, unmarried ,

hereinafter referred to as Grantor, and

Kenneth James Northrup, unmarried ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being the south 1/2 of Lot No. 5 and the north 1/2 of Lot No. 6, Block "D", on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Said parts of said lots adjoin and front together 100 feet on the westerly side of Estes Avenue and run back between lines, 155 feet on the south line of said part of Lot 6, and 170.5 feet more or less on the north line of said part of Lot 5, to a dead line in the rear, measuring 86.1 feet more or less, thereon, said dead line being a broken line.

Being the same property conveyed to Jesse O. Seawell and wife, Beatrice B. Seawell by deed from Norbert J. Ackerman and wife, Lusella S. Ackerman of record in Book 2148, page 556, Register's Office, Davidson County, Tennessee. Jesse O. Seawell is now deceased.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to plan of record in Book 1130, page 13, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

93 DEC 9 PM 2:58
REGISTER
DAVIDSON CO., TN.

95266
IDENTIF. & REFERENCE

Beatrice B. Seawell

Beatrice B. Seawell

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INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Beatrice B. Seawell, unmarried** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **December, 1993**.

Notary Public

Commission Expiration: 11-22-97

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$158,800.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

2393 12/09 0101 03CHECK 596.50

Affiant

Subscribed and sworn to before me this **7th** day of **December, 1993.**

Notary Public

Commission Expiration: 11-22-97

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	PNC Mortgage Corp. 440 N. Fairway Drive Vernon Hills, IL	3707 Estes Road Nashville, TN 37215 MAP PARCEL NUMBER 116-12-84

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
				CAMT
				158800.00
				CON TX 587.56
				PRFEE 1.00
				WDEED 8.00
				TOTAL 596.56
				CHECK 596.56
12/09/93	01			14:58 0001 2393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95266
IDENTIF. + REFERENCE

93 DEC -9 PM 2:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 732419