BOOK 9663 PG 689

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES 5/28/98
(AFFIX SEAL)

Return TO: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| | Chemical Residential Mortgage Corp. | 11D-77110 |
| (NAME) Billy Joe Seals, Jr. | (NAME) 200 Old Wilson Bridge Road | 52-10-195 |
| (ADDRESS) 1222 Berwick Trail | (ADDRESS) Worthington, Ohio 43085-8500 | |
| (CITY) (STATE) (ZIP) Madison, TN 37115 | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, Elvis C. R. West, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Joe Seals, Jr. and wife, Shannon K. Seals

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 part of Lots 6, 7 & 8 of Block F on the Revised Plan of Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Elvis C. R. West, a single person, by Special Warranty Deed from Administrator of Veterans Affairs dated July 27, 1983 of record in Book 6104, Page 215, Register's Office for Davidson County, Tennessee.

** **As a part of the purchase price of the above described premises, the Grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated July 28, 1983 and filed for record July 28, 1983, in the office of the register of deeds of Davidson County, Tennessee, in Book 6104, Page 218, and note of even date thereby secured, in the original principal amount of $31,300.00 payable to Administrator of Veterans Affairs, as assigned to The Chemical Mortgage Company by Assignment of record in Book 6258, Page 610, Register's Office for said County.**
**The Grantee further hereby assumes the obligation of Elvis C. R. West under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.**

unimproved ( )
This is improved ( X ) property, known as 738 Walnut Street (House Number) (Street) Madison, TN 37115 (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 my hand this 11th day of April, 19 95

Elvis C. R. West

BOOK 9663 PG 690

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF TANEY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elvis C. R. West

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Branson, Missouri ~~Tennessee~~ this 11th day of April 1995.

CAROLYN R. DALE NOTARY PUBLIC SEAL STATE OF MISSOURI

Notary Public

~~CAROLYN R. DALE Notary Public~~
Taney County State of Missouri
My Commission Expires July 28, 1995

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

57614

IDENTIF. & REFERENCE

95 MAY -4 AM 8:41

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

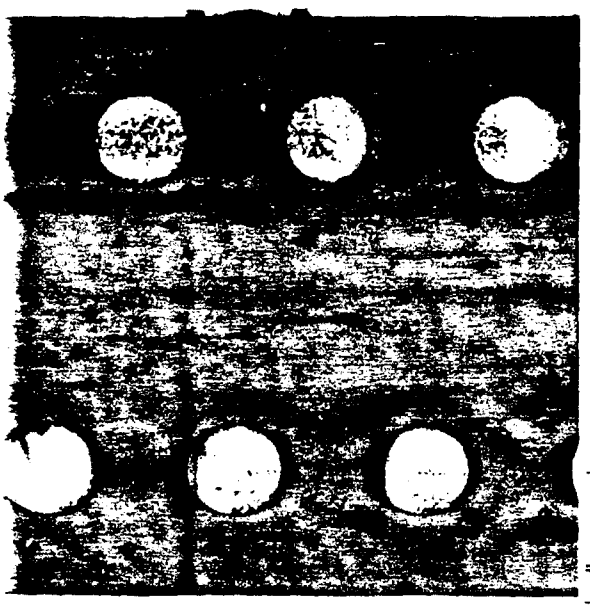
FROM:

Elvis C. R. West

TO:

Billy Joe Seals, Jr.

120.00 7489 05/04 0101 CHECK



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

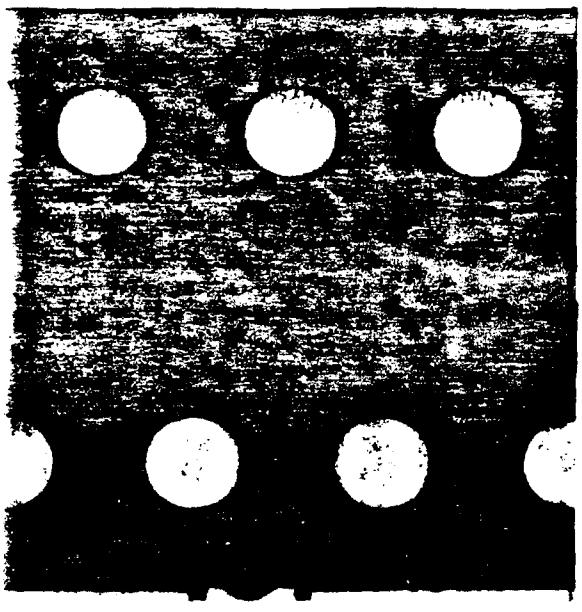
**RECEIVED OF** _____

**FOR** _____

BOOK 9663 PG 691

| | | |
|---|---|---|
| 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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00
05/04/95 01 08:46 0001 7489

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

57614
IDENTIF. ↑ REFERENCE

95 MAY -4 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 906905