WARRANTY DEED

BOOK 9695 PG 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Valliuan Smith
Affiant

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

LARRY D. CRAIG NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

MY COMMISSION EXPIRES: August 4, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALLIUAN SMITH (NAME)	Guaranty Trust Company (NAME)	MAP 119-5
2508 FOSTER AVENUE (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	253

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, CAROL A. HAMILTON, NOW BEING CAROL A. HAMILTON SEELEY AND HUSBAND, MARTY SEELEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VALLIUAN SMITH, 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, described as follows, to wit:

TRACT I: Lot No. 176 which fronts 50 feet on the East Side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 658, page 204, Register's Office for Davidson County, Tennessee. Said Lot being in Cumberland Nursery Addition.

TRACT II: Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said land is the southerly 8 feet facing Foster Avenue and Lot 177 on the Map of the Resubdivision of Lots Nos. 3, 4, 5, and 6 Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee, and being a portion of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5 and 6 Cumberland Nurseries as of record in Book 332, page 148, Register's Office for Davidson County, Tennessee. Commencing at the westerly common corner of Lots Nos. 176 and 177 thence northerly along the easterly margin of Foster Avenue a distance of 8 feet, thence westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

Being the same property conveyed to CAROL A. HAMILTON by Deed of record in Book 8659, page 514, Register's Office for Davidson County, Tennessee; the said CAROL A. HAMILTON having since married now being CAROL A. HAMILTON SEELEY.

MARTY SEELEY joins in this conveyance for the purpose of conveying any right, title or interest which he may have, marital or otherwise, in and to subject property.

unimproved ( )
This is improved (X) property, known as 2508 FOSTER AVENUE, NASHVILLE, TN 37211
(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 26th day of May 19 95

Carol A Hamilton Seeley
CAROL A. HAMILTON SEELEY

Marty Seeley
MARTY SEELEY

BOOK 9695PG301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROL A. HAMILTON SEELEY AND MARTY SEELEY

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 26th day of May, 19 95.

Commission expires August 4, 1996

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENN.

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, and 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

8:00
Am 6 5 95
Pm 6 77
Bk. No 369 470
Amount Purchased 19429
STATE TAX DEED $ 184.63
STATE TAX; MTGS $
PROBATE FEE: $ 1.00
RECORDING FEE: $ 8.00
TOTAL $ 193.63
REGISTER

0068165

IDENTIF. & REFERENCE

95 JUN -8 PM 12:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9131 06/08 0101 03CHECK 8.00