BOOK 10519 PG 179

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Stephen R. Seat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 1997.

Notary Public

MY COMMISSION EXPIRES: April 25, 1998

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne L. Seat	Suzanne L. and Stephen R. Seat	Map 44
(NAME) 904 Elliston Street	(NAME) 904 Elliston Street	Group 15
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Old Hickory, TN 37138	Parcel 97
(CITY) (STATE) (ZIP)	(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, VIRGIL MARTIN AND WIFE, WILLIE R. MARTIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUZANNE L. SEAT, AND HUSBAND STEPHEN R. SEAT, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON ~~XXXXX~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
DAVIDSON

BEING Lot No. 62, Section D, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on Plan recorded July 16, 1948, in Book 1424, Page 65, in Register's Office for Davidson County, Tennessee; fronting 61 feet on Elliston Street and containing 0.10 acres, more or less.

BEING the same property conveyed to VIRGIL MARTIN AND WIFE, WILLIE R. MARTIN by Quitclaim Deed from VIRGIL MARTIN of record in Book 10396, Page 575, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to setback lines and recorded easements of record in Book 1424, Page 65, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 904 Elliston Street, Old Hickory, TN 37138
(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 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/our hand(s) this 20th day of June, 1997.

Virgil Martin
Virgil Martin

Willie R. Martin
Willie R. Martin

1160 07/07 0101 03CHECK 258-75

97 JUL -7 AM 8:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

03233304
IDENTIFICATION REFERENCE

BOOK 10519 PG 180

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named Virgil Martin and wife, Willie R. Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet , Tennessee this 20th day of June, 1997

Commission expires: April 25, 1998

Louise N. Tynes — Notary Public

LOUISE N. TYNES NOTARY PUBLIC LARUE

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

RECEIVED OF _____

FOR _____

BOOK 10519 PG 181

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

07/07/97 01 08:45 0001 1160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0323304
IDENTIFICATION REFERENCE

97 JUL -7 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1170725