RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE BOOK 11468 PG. 307
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/30/99.

Notary Public

MY COMMISSION EXPIRES: April 1, 2002

(AFFIX SEAL) NOTARY PUBLIC AT LARGE Wilson Co., Tenn.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, PC, 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Maggied	Owner	84/1277
27 Fairway Drive		
Nashville, Tennessee 37214		
(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, **CURTIS F. SEALS AND WIFE, DEBORAH K. SEALS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK E. MAGGIED AND WIFE, LAURIE B. MAGGIED** , 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of Nicholhurst, Not of record, and described according to a survey by S.E. Davis, surveyor, November 24, 1945, and further described according to a survey by Campbell, McRae and Associates Surveying, Inc. 2424 21st Avenue South, Suite 201, Nashville, Tennessee 37212, License number 1673, dated April 27, 1999. Beginning on the easterly margin of Fairway Drive at a point 205.3 feet northerly from the northeast of said Fairway Drive and Selma Avenue, Said point being the northwest corner of Lot No. 21 on the said unrecorded plan; thence with the northerly line of said Lot No. 21 and Lot No. 23 eastwardly 215.2 feet to a point in the westerly line of Lot No 24 on said plan; thence with the westerly line of said lot northwardly 100 feet; thence north 86' 30" west 189.1 feet to the easterly margin on said Fairway Drive; thence with the easterly margin of said drive, southwardly 103.7 feet to the beginning.

Being the same property conveyed to Curtis F. Seals and wife, Debbie Seals from Max Patton and James Cannon by deed dated May 30, 1997, of record in Book 10478, Page 561, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Curtis F. Seals and wife Debbie Seals from Max Patton, unmarried and James Cannon, married, by deed dated May 30, 1997 of record in Book 10478, Page 561, Register's Office of Davidson County, Tennessee.
Deborah K. Seals executed this instrument on behalf of Curtis F. Seals pursuant to a Power of Attorney which is being placed of record concurrently herewith.
THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 27 Fairway Drive, Nashville, TN 37214
(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 30th day of April, 1999.

BOOK 11468 PG. 308

Curtis F Seals
By Deborah K Seal
Att-In-Fact

Curtis F. Seals

Deborah K. Seals

Deborah K. Seals

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 Curtis F. Seals and wife, Deborah K. Seals, 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 office, this 30th day of April, 1999

Commission expires: April 1, 2002

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Louise N.Tynes Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah K. Seals as Power of Attorney for Curtis F. Seals, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, and is authorized by the maker, or by its constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Wilson County, Tennessee this 30th day of April, 1999.

My Commission Expires: April 1, 2002

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Louise N. Tynes, Notary Public

MAIL ENV.

99 MAY -6 PM 3:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0583830

IDENTIFICATION REFERENCE

RECORDED 10/50 04822 417

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11468** PG. **309**

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

058830
IDENTIF. & REFERENCE

99 MAY -6 PM 3:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	109900.00
CON TX	406.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	417.63
CHECK	417.63

05/06/99 01 15:28 0001 2694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457365