THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BOOK 11625 PAGE 484

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Byron Todd Randolph Penny M. George 2802 Branwood Drive Nashville, TN 37214	Same	096-13-0-079.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELVA RUTH SEWARD and husband, MAURICE SEWARD**, have this day bargained and sold, and do hereby transfer and convey unto the said **BYRON RANDOLPH and PENNY GEORGE**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plat of Twin Lawn, as of record in Book 2331, page 9, Register's Office for said County.

Said Lot No. 104 fronts 82 feet on the northerly side of Branwood Drive and runs back between lines, 143 feet on the easterly line and 149.6 feet on the westerly line, to a dead line in the rear, on which it measures 98 feet.

Being the same property conveyed to Claude F. Williams and wife, Maribelle V. Williams, by deed from William S. Carman and wife, Barbara Ann Carman recorded in Book 4225, page 720, said Register's Office, the said Claude F. Williams having predeceased Maribelle V. Williams and the said Maribelle V. Williams having since died. The Will of Maribelle V. Williams of record in Will Book 227, page 260 of the 7th Circuit Court, Probate Division, Davidson County, Tennessee, devised the subject property to Elva Ruth Seward.

7915 08/19 0101 03CHECK 335.12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $8,600.00.

Subscribed and sworn to before me this 12 of August, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE

TENNESSEE FARMERS TITLE DAVIDSON COUNTY, TENNESSEE

Affiant

Notary Public

My Commission Expires
January 26, 2002

This is improved property located at 2802 Branwood Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, 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 our hands this 10th day of August, 1999.

Elva Ruth Seward
ELVA RUTH SEWARD

Maurice Seward
MAURICE SEWARD

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, Marsha McCracken, a Notary Public in and for said County and State, **ELVA RUTH SEWARD and husband, MAURICE SEWARD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of August, 1999.

Marsha McCracken
NOTARY PUBLIC

My Commission Expires: 10-19-02

MAIL ENV.

0626027

IDENTIF. & REFERENCE

99 AUG 19 AM 9:04

[illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0626027

IDENTIF. & REFERENCE

99 AUG 19 AM 9:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	87600.00
CON TX	324.12
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	335.12
CHECK	335.12

08/19/99 01 09:03 0001 7915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508148