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FELIX G. WILSON II, REGISTER
DAVIDSON COUNTY, TN

MAR 20 1 38 PM '85

IDENTIF. REFERENCE

I:90542

Address New Owner: Betty A. Seiner
9000 E. Church St., Suite 208
Brentwood, Tn. 37027

Send Tax Bills to: Same

Map/Parcel
Map 173-1
Par 211,260
215 & 264

WARRANTY DEED

FOR AND IN CONSIDERATION OF TWENTY FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, EZELL, MITCHELL & PARTNERS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said BETTY A. SEINER, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 15 and 11 on the Plan of Dreamland Estates Southeast, Section 3, as of record in Book 5200, Page 649, and re-subdivided for zone lot division of record in Book 6250, page 282, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Ezell, Mitchell & Partners, by deed from Raymond Shih-H Yan and wife, Rebecca Chua Yan, of record in Book 6060, page 32, Register's Office for Davidson County, Tennessee, and by deed from Phillip L. Stinson and wife, Betty C. Stinson, of record in Book 6060, page 27, Register's Office for Davidson County, Tennessee, all the interest in the Grantor having been conveyed and delivered to Land Investment and Development Corporation on September 21, 1984.

This property is conveyed subject to Restrictive Covenants of record in Book 6376, Page 121, said Register's Office and the Plan of record in Book 5200, Page 649 and Book 6250, page 282, said Register's Office, to which reference is made and which contains certain setback lines, notes, restrictions and easements thereon.

This property is conveyed subject to all applicable local government planning, building and zoning regulations. This instrument was prepared from information furnished by Houston T. Ezell.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BETTY A. SEINER, her heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 its hand on this the 3rd day of May, 1984.

EZELL, MITCHELL & PARTNERS

By: LAND INVESTMENT AND DEVELOPMENT CORPORATION

By: Houston T. Ezell
HOUSTON T. EZELL, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Linda Worden
AFFIANT

Subscribed and sworn to before me on this the 3rd day of May, 1984.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Houston T. Ezell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of LAND INVESTMENT AND DEVELOPMENT CORPORATION, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Houston T. Ezell as such President.

Witness my hand and official seal at office at Brentwood, Tennessee on this 3rd day of May, 1984.

Mrs. Douglas L. Sanders
NOTARY PUBLIC

My commission expires: 7/21/85.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

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

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

25000.00- CAMT.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50→
0472A03/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 0 5 4 2

IDENTIF. REFERENCE

MAR 20 1 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117607