3771 File Box #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES M. SEALE (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 131-3-G
117 Westover Park Court (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 9
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	

FOR AND IN 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, DOMINION PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. SEALE and wife, MARY D. SEALE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, being Unit I, together with an undivided one twelfth (1/12) interest in the Common Elements of Westover Plantation Condominium, a Horizontal Property Regime, established by a Master Deed of record in Book 6380, page 835, as amended in Book 6549, page 344, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Westover Plantation of record in Plat Book 6250, page 122, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dominion Properties, a Tennessee general partnership by deed from Frances Irene Acuff, unmarried, of record in Book 6282, page 293, and by quitclaim deed from VBF Associates, a Partnership, of record in Book 6380, page 831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes for 1985 which have been prorated and assumed by the Grantees; (2) Master Deed of record in Book 6380, page 898, Register's Office for Davidson County, Tennessee; (3) Easements of record in Book 4113, page 565, and Book 4113, page 569; (4) All matters appearing on the Plan of record in Plat Book 6250, page 122, said Register's Office.

NOTARY PUBLIC AT LARGE

unimproved ( ) This is improved (XX) property, known as 117 Westover Park Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of June, 1985

DOMINION PROPERTIES
By: N. Mitchell Barnett, partner
N. MITCHELL BARNETT, Partner

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____.

_____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____

_____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared N. Mitchell Barnett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Dominion Properties , the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by N. Mitchell Barnett as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of June, 1985.

My Commission Expires 1/10/89

_____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM DOMINION PROPERTIES

TO JAMES M. SEALE and wife, MARY D. SEALE

J. 1: 4: 7. 9

IDENTIF. REFERENCE

JUN 21 8 50 AM '85

FELIX A. WILSON, JR. REGISTER DAVIDSON COUNTY, TENN.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

97900.00- CAMT.
254.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 261.04-
0395A06/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 4. 7. 7. 9

IDENTIF. REFERENCE

JUN 21 8 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146772