File 6

BOOK 7751 PAGE 864

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
The Seat Company 6621 Clearbrook Dr. Nashville, TN 37205	SAME	Map 091-06-0 Parcel 263

This instrument prepared by: Robert J. Notestine, III, Attorney, Woodmont Centre, 104 Woodmont Blvd., 5th Floor, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Earl C. Sutton and wife, Audrey F. Sutton (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto The Seat Company, a sole proprietorship owned and operated by Greg Seat, (the "Grantee"), Grantee's successors and assigns, a certain tract of real estate in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lots numbered 1419 and 1421 in the Plan of West Nashville 2 Block 12, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Earl C. Sutton and wife, Audrey F. Sutton by Installment Deed from Jack C. Cohen, et ux, et al. of record in Book 5286, page 80, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Tennessee Avenue in Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $7,000.00.

Greg Seat
Affiant

Subscribed and sworn to before me this 12th day of January, 1989.

L. Notestine
Notary Public

My Commission Expires May 13, 1990

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of January, 1989.

Earl C. Sutton

Earl C. Sutton

Audrey F. Sutton

Audrey F. Sutton

6309 01/13 0101 03CHECK 29.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, the within named Earl C. Sutton and wife, Audrey F. Sutton, the 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 Nashville, Tennessee, this 12th day of January, 1989.

Robert John Notestine

Notary Public

My Commission Expires: May [illegible]

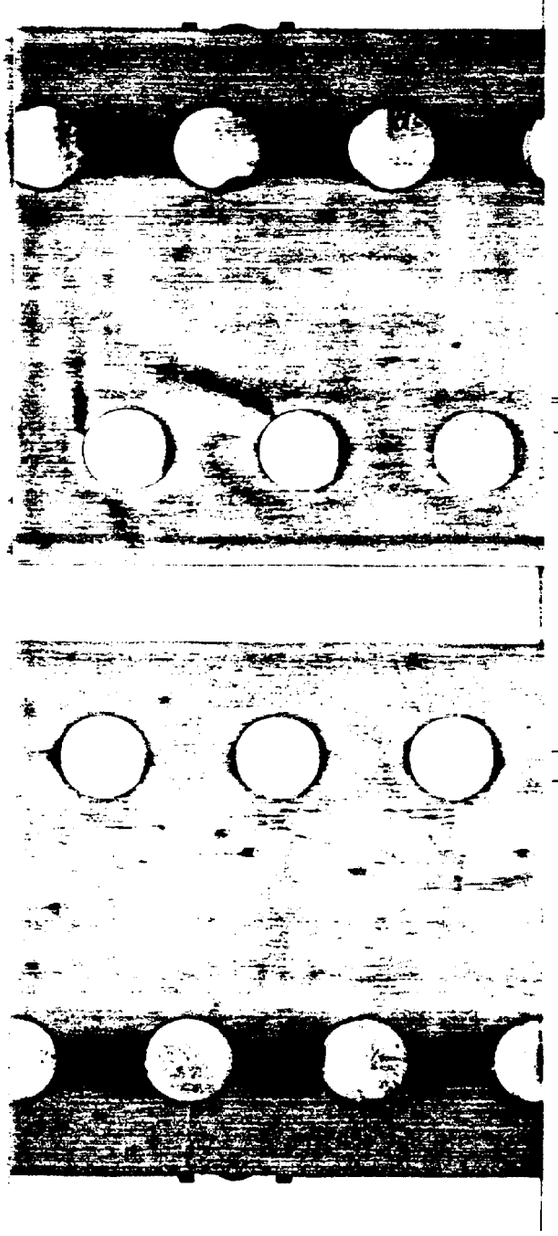
NOTARY PUBLIC DAVIDSON COUNTY

01570

IDENTIFICATION REFERENCE

JAN 13 3 46 PM '89

FEE $ REGISTER'S
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 7000.00
CON TX 23.10
PRFEE 0.50
WDEED 6.00
TOTAL 29.60
CHECK 29.60

01/13/89 01 15:48 0001 6309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01570

IDENTIFICATION REFERENCE

JAN 13 3 46 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 172965