WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY (AOM)
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 7753 PAGE 122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg & Norma Seat	Same	Map 91-16A
(NAME) 6621 Clearbrook	(NAME)	Parcel 109
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(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, WE, Sylvan Glen Associates, a Tennessee Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg Seat and wife, Norma Seat

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, Davidson STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Unit 109, Sylvan Glen Condominiums, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Sylvan Glen Condominiums, of record in Book 7249, page 494, as amended in Book 7346, page 974, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Sylvan Glen Condominiums, as set forth in Exhibits C and D of said Master Deed, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Sylvan Glen Associates, a Tennessee Joint Venture by deed from Darce F. Sullivan and wife, Johnnye Sullivan, of record in Book 7094, page 436, said Register's Office.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government Taxes -- a lien not yet due and payable.
   1988 Metropolitan Government Taxes -- due in the amount of $36.08, plus a supplemental assessment of $196.06.

2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Sylvan Glen Condominiums, and the By-Laws appended thereto, of record in Book 7295, page 494, as amended in Book 7346, page 974, said Register's Office.

3. All matters as shown on the plan of record in the Master Deed shown as Exception 2 above.

4. Easement for sewer as contained in instrument of record in Book 682, page 42, said Register's Office.

unimproved ( )
This is improved (✓) property, known as 109 Sylvan Glen Condominium
(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, title and interest thereto belonging to the said GRANTEES, their 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 heirs and assigns, against 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 our hand this 17 day of January, 19 89

SYLVAN GLEN ASSOCIATES

BY: [signature] - Joint Venture

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Glynn Darville and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the joint venturer and _____ respectively of the Sylvan Glen Venture the within named bargainor, a ~~corporation~~ joint venture, and that (he, they) as such joint venturer and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ joint venture by the said Glynn Darville as such jiont venturer, ~~and attesting the same by the said _____ as such _____~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 17 day of January, 19 89.

My Commission Expires: 7/11/92

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

01994

IDENTIFICATION REFERENCE

JAN 17 3 39 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6849 01/17 0101 03CHECK 155.00

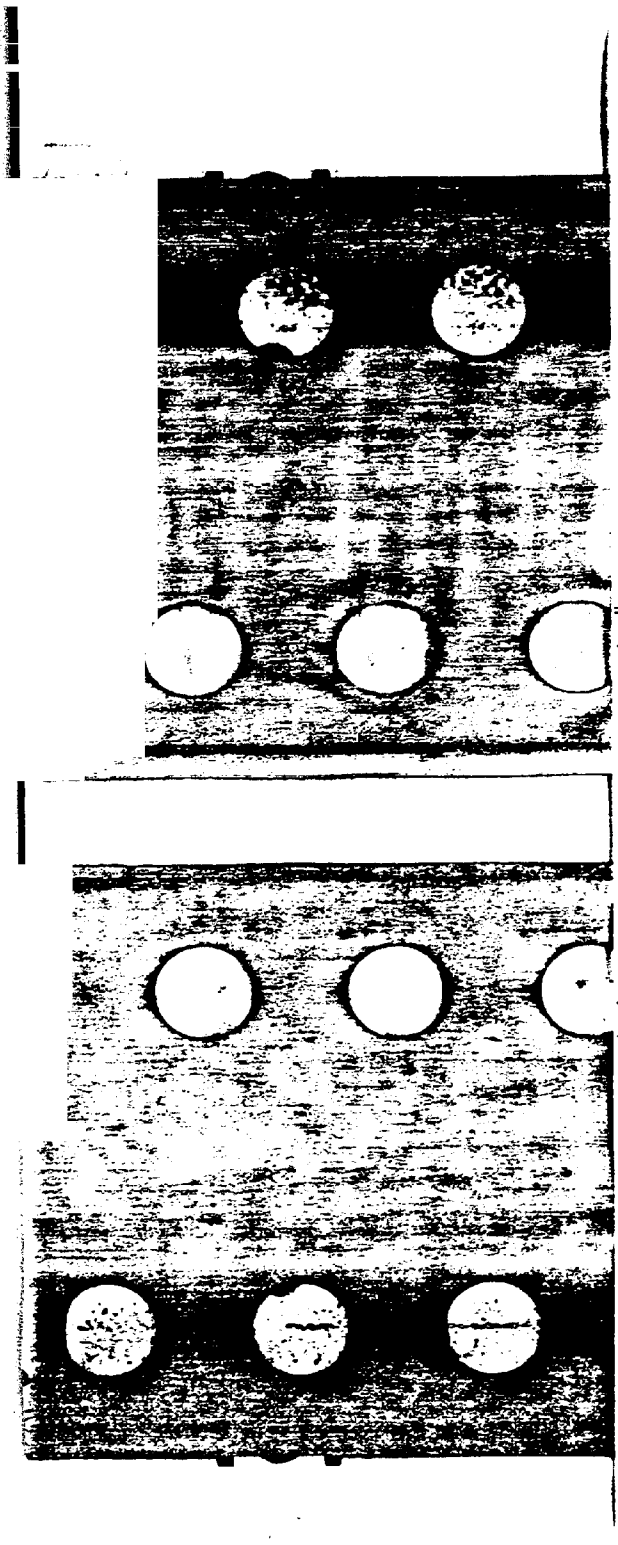
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 45,000.00

Subscribed and sworn to before me this 17 day of January, 19 89

My Commission Expires: 3-11-90

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 124

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 45000.00
				CON TX 148.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 155.00
				CHECK 155.00
01/17/89	01			15:40 0001 6849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 9 9 4

IDENTIFICATION REFERENCE

JAN 17 3 39 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173500