THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Randall H. Palmer
2808 Westmoreland Drive
Nashville, TN 37212

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-14
PARCEL 58
24W-04845

WARRANTY DEED

BOOK 7772 PAGE 807

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Greg Seat and wife, Norma Seat d/b/a The Seat Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Randall H. Palmer and wife, Caren M. Connelly hereinafter called the Grantee, Grantee's 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 Lot No. 26 on the plan of Bransford Realty Co.'s Subdivision of Westmoreland Place, of record in Book 421.page 116, Register's Office for said County.

SAID Lot No. 26 fronts 85 feet on the northerly margin of Westmoreland Drive and extends back 185 feet on the westerly line and 185 feet on the easterly line to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to Greg Seat and wife, Norma Seat D/B/A The Seat Company by deed from William T. Starkey, Jr. and wife, Sharon O. Starkey of record in Book 7587, page 682, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Union Planters National Bank of record in Book 7587, page 685, said Register's Office.

This is (xx)improved property, known as ~~2808 Westmoreland Drive, Nashville, TN 37212~~.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ~~14th~~ day of ~~February~~, 19~~89~~.

Norma Seat
Norma Seat

Greg Seat
Greg Seat

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~14th~~ day of ~~February~~, 19~~89~~, before me personally appeared ~~and wife, Norma Seat~~ Greg Seat, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ they executed the same as ~~their~~ free act and deed.

[illegible] PUBLIC
AT

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7772 PAGE 868

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 137,000.00.

Randall H Pal
_____
Affiant

Subscribed and sworn to before me, this the 14th day of February, 1989.

My Commission Expires: Oct 5, 1991

Notary Public

09033

FEB 15 10 56 AM '89

WARRANTY DEED

from:
Greg Seat and wife, Norma Seat
d/b/a The Seat Company

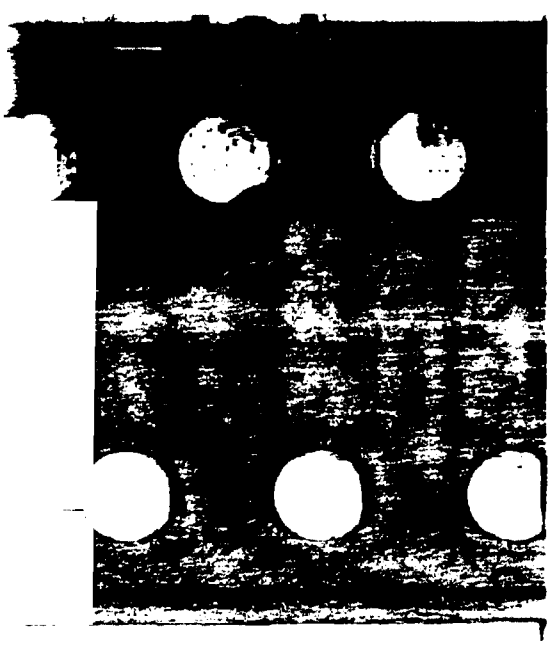
to:
Randall H. Palmer and wife, Caren M. Connelly

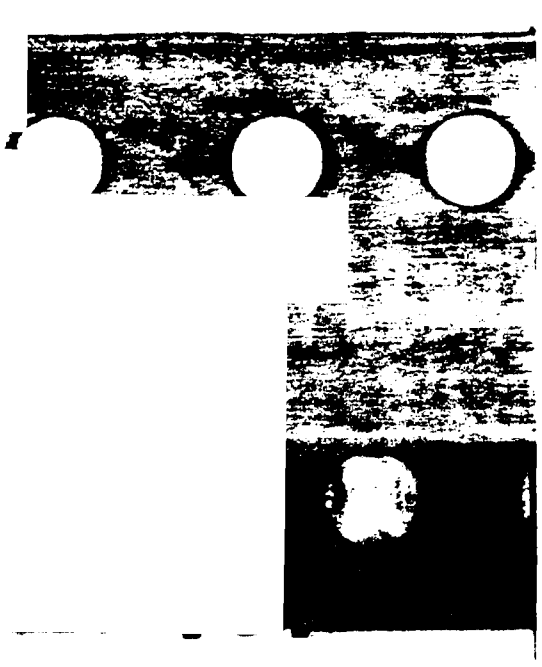
7296 02/15 0101 03CHECK 458.60

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28191





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7772 PAGE 809

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 137000.00
CON TX 452.10
PRFEE 0.50
WDEED 6.00
TOTAL 458.60
CHECK 458.60

02/15/89 01 10:57 0001 7296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09033

IDENTIFICATION

Feb 15 10 56 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 181762