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

ADDRESS NEW OWNER:
James M. Thomas
211 Belle Lake Drive
Nashville, TN 37221

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
142-15-B-31
9D-79859

BOOK 7806 PAGE 813

LIMITED
WARRANTY DEED

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 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 James M. Thomas and wife, Joyce B. Thomas 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. 31 on the plan of Belle Wood Glen Second Amendment, of record in Book 6900, page 190, Register's Office for said County.

SAID Lot No. 31, which is a corner lot, fronts 74.12 feet on the southerly margin of Belle Lake Drive and fronts 64.44 feet on the easterly margin of Belle Glen Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 82.98 feet on the southerly line and 80.68 feet on the easterly line to a point of intersection.

BEING part of the same property conveyed to Greg Seat and Norma Seat, d/b/a The Seat Company by quitclaim deed from Ridgecrest Construction, Inc., a Tennessee Corporation of record in Book 7650, page 458, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6707, page 290, Book 6980, page 562, and Book 7121, page 5, said Register's Office, and to the matters set forth in the above referenced plan of record.

The warranties contained herein are limited to the acts of the Grantor while in title to the described premises.

This is (an) improved property, known as 211 Belle Lake Drive, Nashville, TN 37221.

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 31st day of March, 1989.

THE SEAT COMPANY
BY: Greg Seat
Greg Seat

THE SEAT COMPANY
BY: Norma Seat
Norma Seat

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 1989, before me personally appeared Greg Seat and Norma 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 they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

COUNTY OF _____ BOOK 81

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

1513 04/03 0101 03CHECK 518.00

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00.

James M. Thomas
Affiant

Subscribed and sworn to before me, this the 31st day of March, 19 89.

My Commission Expires: 9-26-92

Notary Public

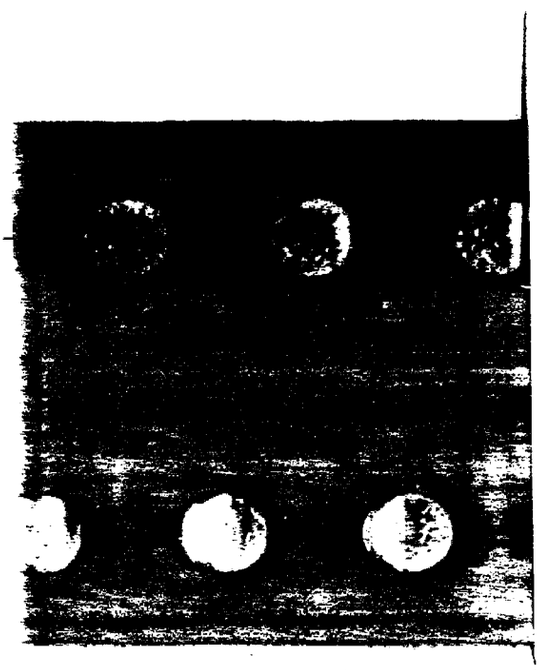
FILED 2 MILLION 11 RECEIVED
DAVIDSON COUNTY, TN
APR 3 12 12 PM '89
TAX EXEMPT REFERENCE
21293

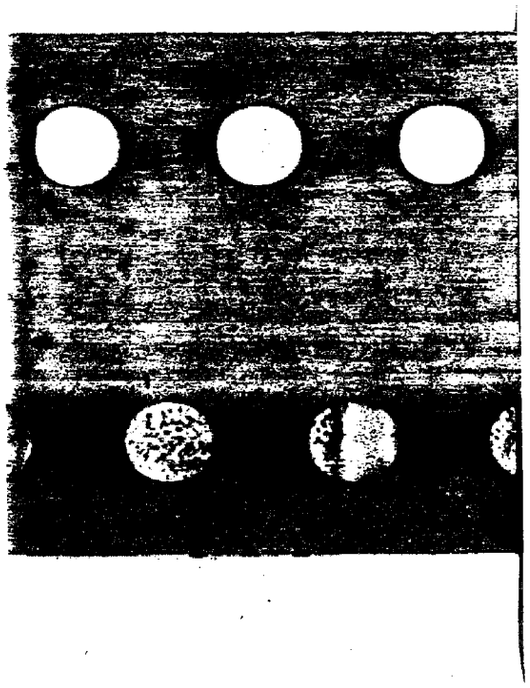
WARRANTY DEED

from:
GREG SEAT AND NORMA SEAT
d/b/a THE SEAT COMPANY

to:
JAMES M. THOMAS and wife,
JOYCE B. THOMAS

WILKINS & IVEY
Attorneys at Law
2405 Cresimoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 815

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 155000.00
CON TX 511.50
PRFEE 0.50
WDEED 6.00
TOTAL 518.00
CHECK 518.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/89 01 12:12 0001 1513

21293

IDENTIFICATION REFERENCE

Apr 3 12 12 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195955