FORM No. WD-1

BOOK 7808 PAGE 120

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires Nov 21, 1992

1960 04/04 0101 03CHECK 419.00

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Seiler (NAME)	First Republic Mortgage (NAME)	104-14-110
2817 West Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	24W10600
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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, Jonathan Norris, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Seiler and wife, Mona Seiler

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

LAND in the 24th Ward of the City of Nashville, Davidson County, Tennessee, being the westerly 48 feet of the easterly 50 feet of the northerly half of Lot 30 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

According to a survey dated October 8, 1928, made by W. B. Southgate Surveyor, said part of Lot 30 fronts 48 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, as widened, and runs back between parallel lines 164 feet, more or less, to Sarah Wadley, formerly A. C. Williams' northerly line.

Being the same property conveyed to Jonathan Norris, by Quitclaim Deed from Patti Smission dated March 31, 1989, and filed of record in Book 7808, page 118, Register's Office for Davidson County, Tennessee.

2174

IDENTIFICATION

APR 4 10 51 AM '89

FILED & WRITTEN IN REGISTER'S OFFICE

unimproved ( ) property, known as 2817 West Linden Avenue, Nashville, TN 37212
This is improved (XX) (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, estate, 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 31st day of March, 19 89

Jonathan Norris

STATE OF TENNESSEE
COUNTY OF Davidson

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

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1989

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Jonathan Norris, unmarried

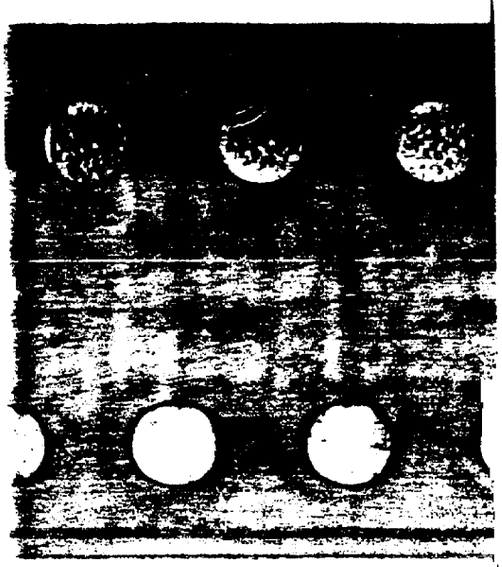
TO

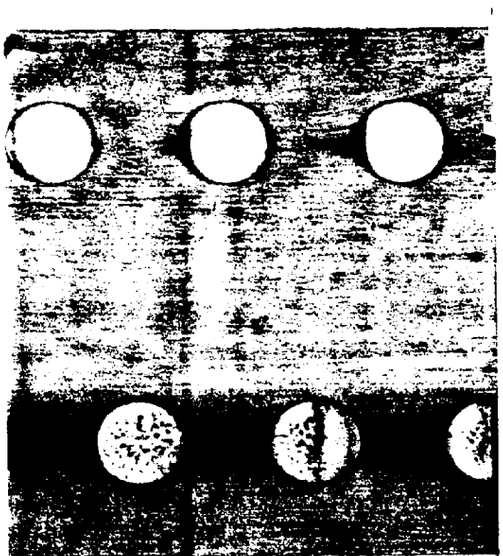
Larry Seiler and wife, Mona Seiler

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





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 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 125000.00
CON TX 412.50
PRFEE 0.50
WDEED 6.00
TOTAL 419.00
CHECK 419.00

04/04/89 01 10:51 0001 1960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2174

IDENTIFICATION REFERENCE

APR 4 10 51 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 196399