STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 85,352.82

Karen N Reeves
Affiant

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

Notary Public

My commission expires: 9-30-92

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry D. Craig, Attorney at Law, 305 14th Avenue North, Nashville, Tennessee 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Karen Reeves	Chemical Mtg. Co.	Map 161-16
5205 Cardiff Drive	101 E. Town Street	Parcel 145
Nashville, Tennessee 37211	Columbus, OH 43215	6DU-81398

Loan No. 10-1904880-2637

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Damon Seale and wife, Terri S. Seale and E. Earl Seale, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen Reeves, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

BEING Lot No. 121, Villages of Brentwood, Phase Two, of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Damon Seale and wife, Terri S. Seale and E. Earl Seale, unmarried, by deed from Fox Ridge Company, a limited partnership, of record in Book 7132, Page 480, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 6250, Page 169, said Register's Office, shows an owner's certificate, shows a 20-foot minimum setback line from the rear of said lot line, a 10-foot minimum building setback line from the northerly lot line, a 5-foot minimum building setback line from the southerly lot line, a 10-foot minimum building setback line from Cardiff Drive, a 10-foot easement for public utility/drainage purposes along the northerly portion of said lot line, a 5-foot public utility/drainage easement along the southerly lot line, and a 2.5 x 25-foot utility anchor easement at the southeasterly lot corner.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to restrictive covenants of record in Book 6143, Page 11, and Book 6398, Page 495, Register's Office for said county.

Subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and rights of way for public utilities.

The Grantee herein expressly assumes a deed of trust of record in Book 7132, Page 483, Register's Office for Davidson County, Tennessee and joins in this instrument for that purpose.

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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,* 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 GRANTEE, her 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 our hands this 12th day of May, 1989.

DAMON SEALE

TERRI S. SEALE

E. EARL SEALE

KAREN REEVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5867 05/12 0101 03CHECK 288.32

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Damon Seale and wife, Terri S. Seale and E. Earl Seale, unmarried, and Karen Reeves, unmarried, 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 May, 1989.

NOTARY PUBLIC

My commission expires: 9-30-92

LARRY CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

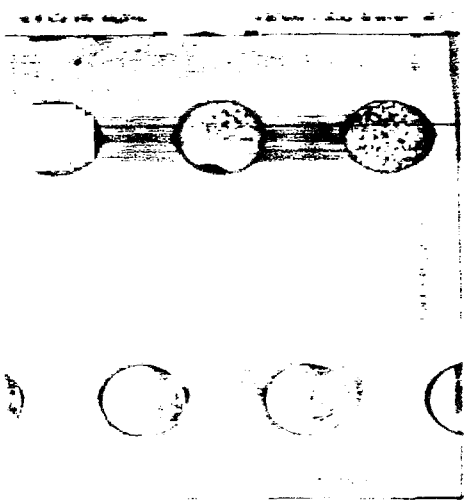
* Except as set forth above

3 2 7 4 7

IDENTIFICATION

MAY 12 3 45 PM '89

RUSH



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 590

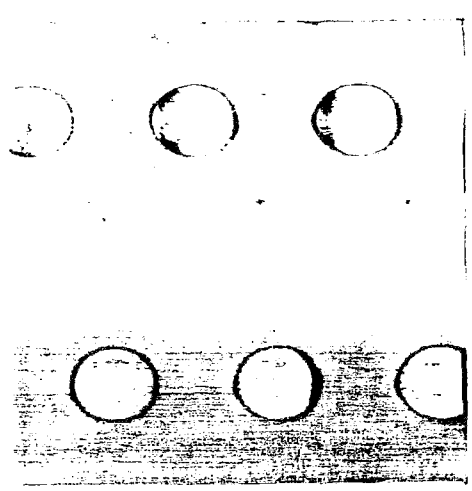
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	85352.82
CON TX	281.82
PRFEE	0.50
MDEED	6.00
TOTAL	288.32
CHECK	288.32

05/12/89 01 15:47 0001 5867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3274.7

IDENTIFIT REFERENCE

MAY 12 3 45 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 278239