8975 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7933 PAGE 613

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MONTY H. SEAY (NAME)	NEW OWNER (NAME)	Map 62-2-A
2606 Paddle Wheel Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 28
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#3D91963

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, CRAIG A. TAYLOR, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MONTY H. SEAY, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2B on the Plan of River Trace Estates Phase I Section 1, as of record in Plat Book 6250, page 995 amended in Plat Book 6250, pages 996 & 997, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Craig A. Taylor by deed from Cross Properties, a Tennessee general partnership of record in Book 7345, page 678, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370 amended in Book 6982, page 747; (3) Easements of record in Book 1163, page 341, Book 3959, page 595 and Book 2202, page 83; (4) By-Laws in Book 6851, pag 390; (5) Dedication of common area in Book 7907, page 168; (6) Charter in Book 6851, page 363; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 995 amended in Plat Book 6250, pages 996 & 997, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated August 31, 1987, in the original principal sum of $74,750.00, payable to Sears Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7345, page 681, rerecorded in Book 7355, page 489 said Register's Office.

6 4 4 8 7.

IDENTIFICATION REFERENCE

SEP 8 9 01 AM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

2745 09/08 0101 03CHECK 264.07

unimproved ( )
This is improved (XX) property, known as 2606 Paddle Wheel Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of August, 1989.

CRAIG A. TAYLOR By: Atty-in-Fact

CRAIG A. TAYLOR
By: James W. Cross, IV
Attorney-in-Fact for Craig Alison Taylor by Power of Attorney of record in Book 7820, page 236, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. CROSS, IV with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of August, 1989.

My commission expires: 3/25/90 Nancy Caum Ray
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1989.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

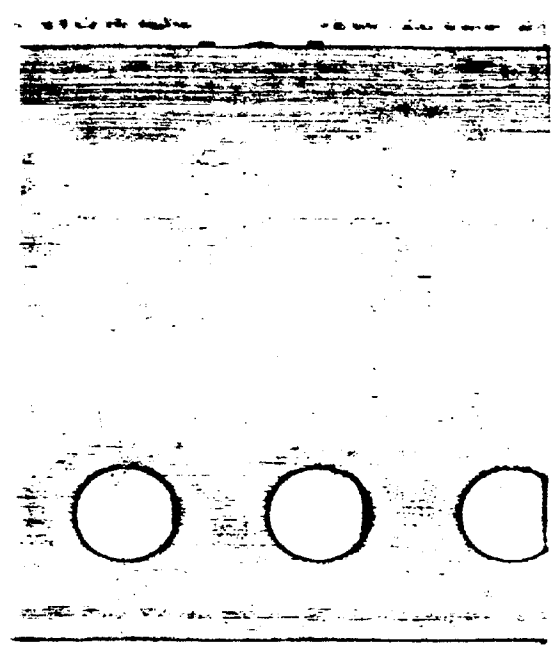
Notary Public

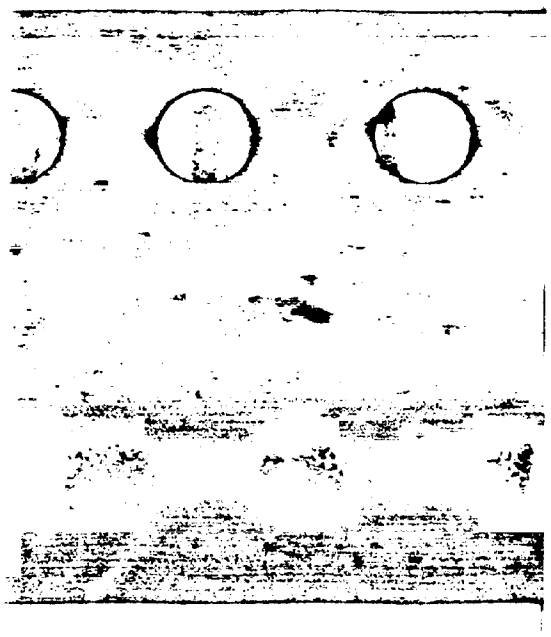
WARRANTY DEED

FROM CRAIG A. TAYLOR, unmarried

TO MONTY H. SEAY, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7933 PAGE 615

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 77900.00
MOR TX 257.07
ERR CO

MOR TX 257.07-
CON TX 257.07
PRFEE 1.00
WDEED 6.00
TOTAL 264.07
CHECK 264.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 91 0802 0001 2745

6 4 4 8 7

IDENTIFICATION REFERENCE

SEP 8 9 01 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246761