box 8/ch

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

ADDRESS NEW OWNER:
Michael L. Seaton
8044 Claytie Circle
Nashville, TN 37221

MORTGAGEE:
Barclay's American Mortgage
CorpCorporation
5032 Parkway Plaza Bldg. 8
Charlotte, NC 28207

MAP-PARCEL NUMBERS:
141-150D-100C0
9D-80639

BOOK 7995 PAGE 513

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, Randall Phillips Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael L. Seaton and Debra L. Wilkinson, both unmarried 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. 100 on the plan of "Sheffield" on the Harpeth, Phase II, of record in Book 6900, page 410 and 411, Register's Office for sadi County.

SAID Lot No. 100 fronts 61.11 feet on the northeasterly margin of Claytie Circle and extends back 138.92 feet on the northwesterly line and 144.31 feet on the southeasterly line to a dead line in the rear, measuring 93.25 feet thereon.

BEING the same property conveyed to Randall Pgillips Builders, Inc. by deed from Phillips Builders, a Tennessee General Partnership composed of E. Randall Phillips, Harry E. Phillips, and Randall L. Phillips of record in Book 7195, page 96, 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 6925, page 900, Book 7145, page 954 and Book 7145, page 964, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~un~~)improved property, known as 8044 Claytie Circle, 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 27th day of November, 1989.

Randall Phillips Builders, Inc.
By: Jackie Shires, V.P.
Jackie Shires, Vice President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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 herself to be the President (or other officer authorized to execute the instrument) of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President. Witness my hand and official seal at office in Nashville, Tennessee, this 27th day of November, 1989.

Diane Parker
Notary Public

My Commission Expires: 1-23-93

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $176,900.00.

Affiant

Subscribed and sworn to before me, this the 27th day of November, 1989.

Diane Parker
Notary Public

My Commission Expires: 1-23-93

WARRANTY DEED

from:
Randall Phillips Builders, Inc.

to:
Michael L. Seaton and Debra L. Wilkinson, both unmarried

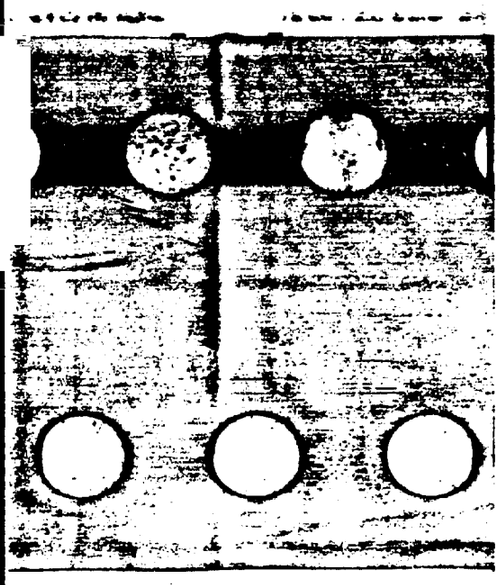
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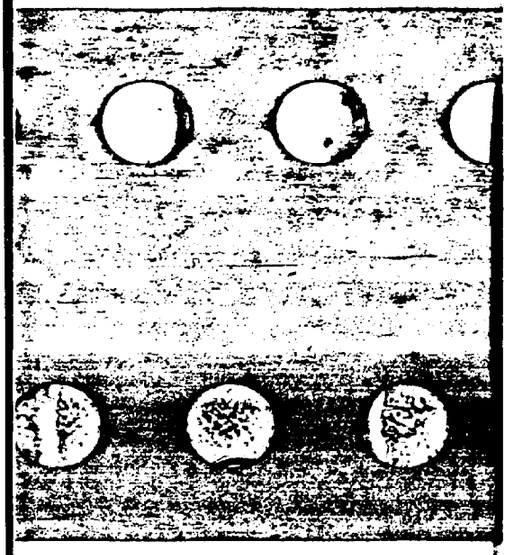
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.
Nov 30 3 37 PM '89

IDENTIF. TREFERENCE

8 5 9 0 9

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor 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 7995 PAGE 515

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 176900.00
				CON TX 583.77
				PRFEE 1.00
				MDEED 6.00
				TOTAL 590.77
				CHECK 590.77

11/30/89 01 15:34 0001 8990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85909

IDENTIF. REFERENCE

Nov 30 3 37 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 271766