FILE BOX 61

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CONNIE FAY DUNN 813 Bircham Court Nashville, TN 37221	Leader Federal Bank for Savings 158 Madison Avenue Memphis, TN 38103	Map 142-16A Parcel 31 CO

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 501, Nashville, Tennessee 37205.

BOOK 8008 PAGE 881

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Greg Seat, a married person, d/b/a The Seat Company, (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto Connie Fay Dunn, a married person, (the "Grantee"), Grantee's successors 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 Devon Park, Phase 1, of record in Plat Book 5200, Pages 670 and 671, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greg Seat d/b/a The Seat Company by deed from Roy H. Cook and wife, Margaret F. Cook of record in Book 7842, Page 472, said Register's Office for Davidson County, Tennessee.

Norma Seat, wife of Greg Seat, joins in this conveyance to convey any rights that she may have in the subject property particularly any marital rights.

This is improved property commonly known as 813 Bircham Court, Nashville, Tennessee 37221.

Subject to any and all existing restrictions and easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $208,000.00.

Connie Fay Dunn
Affiant

Subscribed and sworn to before me this 15 day of December, 1989.

Notary Public

My Commission Expires: 11-27-93

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of December, 1989.

THE SEAT COMPANY

BY: Greg Seat
GREG SEAT

Norma Seat
NORMA SEAT

9 0 7 6 8

IDENTIFICATION REFERENCE

DEC 20 12 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared Greg Seat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the owner of The Seat Company, a sole proprietorship, and that he as such owner, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as owner.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of Dec, 1989.

Notary Public

My Commission Expires: 11-27-93

6508 12/20 0101 03CHECK 693.40

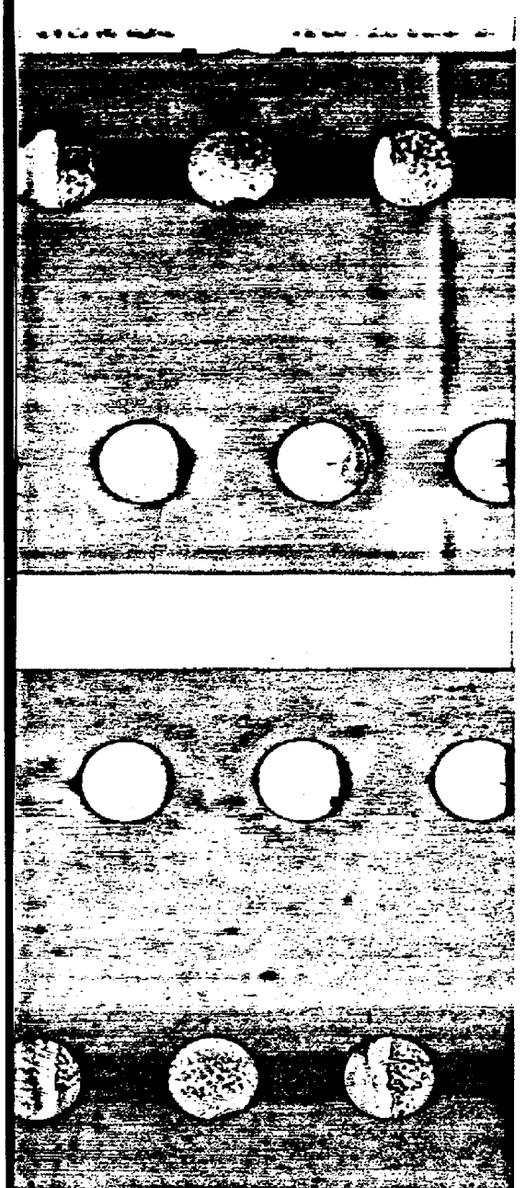
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norma Seat, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at Nashville, Tennessee, this 15 day of Dec, 1989.

Notary Public

My Commission Expires: 11-27-93



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

RECEIVED OF _____

FOR _____

BOOK 8008 PAGE 883

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
208000.00
CON TX 686.40
PRFEE 1.00
MDEED 6.00
TOTAL 693.40
CHECK 693.40

12/20/89 01 12:51 0001 6508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.07.6.8.

IDENTIFICATION REFERENCE

DEC 20 12 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277648