THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

Mail

BOOK 8017 PAGE 362

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD H. SEAY, JR.	Citicorp Mortgage, Inc.	MAP 83-14
(NAME)	(NAME)	
1700 Russell Street	P.O. Box 790010	PARCEL 126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	St. Louis, MO 63170-0010	23W 06040
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND SIX HUNDRED SIXTY AND 85/100-------

---------- *Dollars.*

9659 01/03 0101 03CHECK 237.01

RICHARD H. SEAY and wife, BARBARA L. SEAY

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD H. SEAY, JR., unmarried

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---------- *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

BEING Lot No. 72 on the Map of Block "A" of the Priest Home Place Subdivision of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard H. Seay and wife, Barbara L. Seay and Richard H. Seay, Jr., as joint tenants with right of survivorship, by deed from Donald P. Kobielush and Burt L.A. Larsson, of record in Book 7262, page 563, Register's Office for Davidson County, Tennessee.

Part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Keystone Mortgage Corporation of record in Book 7262, page 566, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 69,660.85

Subscribed and sworn to before me this the 28th *day of* December *19* 89

My commission expires March 11, 1990

(Affix Seal)

Affiant Richard H. Seay

Notary Public Mitchell Hutchison

This is improved ( ) unimproved ( ) property, known as 1700 Russell Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th *day of* December *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard H. Seay

Barbara L. Seay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* RICHARD H. SEAY and wife, BARBARA L. SEAY

the within named bargainor S, *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* 28th *day of* December, *19* 89

Mitchell A. Watts *Notary Public*

Commission expires March 11, 1990

Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

93444

IDENTIFICATION REFERENCE

JAN 3 10 39 AM '90

DAVIDSON COUNTY, TN

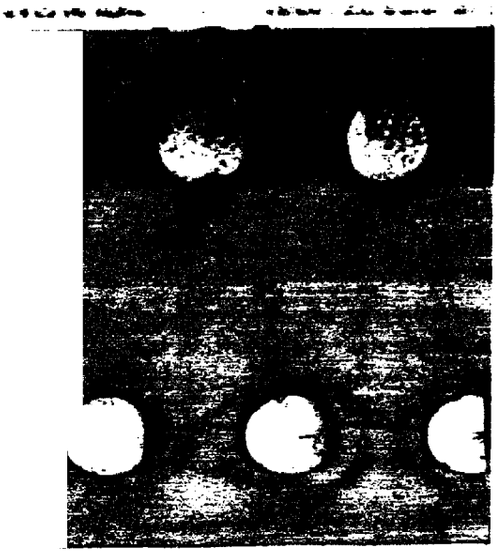
WARRANTY DEED

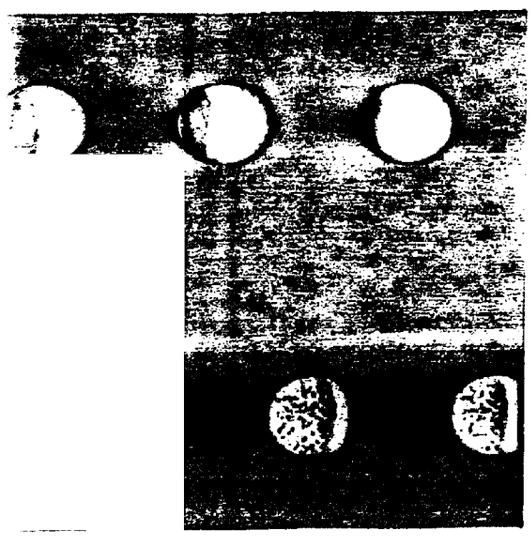
FROM

RICHARD H. SEAY and wife, BARBARA L. SEAY

TO

RICHARD H. SEAY, JR., unmarried





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 69660.85
CON TX 230.01
PRFEE 1.00
MDEED 6.00
TOTAL 237.01
CHECK 237.01

01/03/90 01 10:40 0001 9659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93444.

IDENTIFICATION REFERENCE

JAN 3 10 39 AM '90

FELIX Z. WILSON, Reg.
DAVIDSON COUNTY, TN

No. 280817