WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8144 PAGE 51

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID J. STEPHENS (NAME)	NATIONAL CITY MORTGAGE COMPANY (NAME)	Map 103-6
700 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1820 (STREET ADDRESS)	Parcel 2.00
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45401-1820 (CITY) (STATE) (ZIP)	F.B.#8DA56885

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, JOHN GRAY SEILER, III AND WIFE, JUNE BISHOP SEILER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID J. STEPHENS AND WIFE, MICHELE L. STEPHENS

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. 23 on the Plan of Brookside Courts Addition No. 3, as of record in Plat Book 1835, page 107, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Gray Seiler, III and wife, June Bishop Seiler by deed from David L. Steed and wife, Maria Frexes Steed of record in Book 7248, page 758, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5243, page 407, Book 6079, page 525, and in Book 8102, page 220; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 107, 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 May 20, 1987, in the original principal sum of $89,994.00, payable to Singleton 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 7248, page 761 said Register's Office.

3853 I. IDENTIFICATION REFERENCE

JUL 2 3 16 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 700 Kendall Drive, Nashville, Tennessee 37209

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 30th day of June, 19 80

JOHN GRAY SEILER, III

JUNE BISHOP SEILER

By John Gray Seiler, III, Attorney in Fact for June Bishop Seiler, by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gray Seiler, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of June, 1990.

My commission expires 3-11-91 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 Davidson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GRAY SEILER, III, with whom I am personally acquainted, and who acknowledged that he executd the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of JUNE BISHOP SEILER and is authorized by her to execute this instrument on her behalf.

Witness my hand, at Office, this 29th day of June, 1990.

Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,540.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 1990.

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

Notary Public

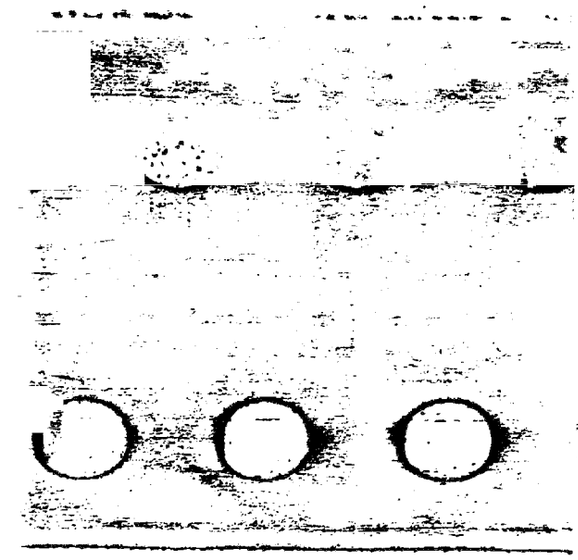
WARRANTY DEED

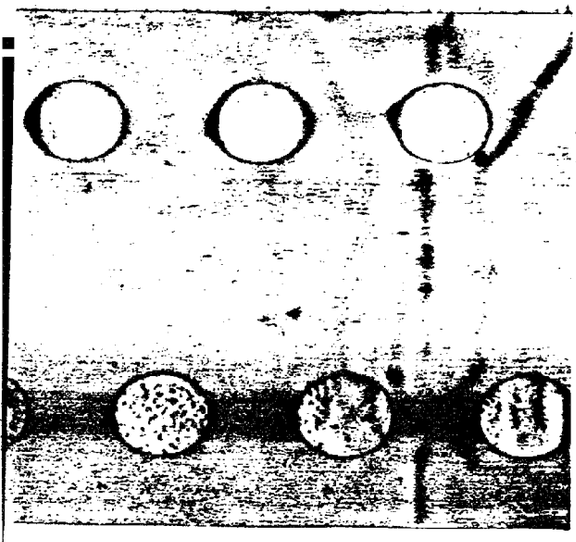
FROM
JOHN GRAY SEILER, III AND WIFE,
JUNE BISHOP SEILER

TO
DAVID J. STEPHENS AND WIFE,
MICHELE L. STEPHENS

5655 07/02 01:01 CHECK 348.50

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 8144 PAGE 53

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				103540.00
			CON TX	341.55
			PRFEE	1.00
			WDEED	6.00
			TOTAL	348.55
			CHECK	348.55
07/02/90	01		15:19 0001	6655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38531

IDENTIFICATION REFERENCE

Jul 2 3 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333550