FILE BOX 45

BOOK 8203 PAGE 209

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,272.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 1990

Notary Public

MY COMMISSION EXPIRES 7/28/94

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Christopher Woods (NAME)	BoWest (NAME)	MAP 49-15
3443 Tisdale Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85101 (STREET ADDRESS)	PARCEL 76
Whites Creek, TN 37189 (CITY) (STATE) (P.O. ZIP)	San Diego, CA 92186-9935 (CITY) (STATE) (ZIP)	12DZ96826

FOR AND 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, WE, James L. Seltzer and wife, Carolyn A. Seltzer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Woods, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 11B of the Zone Lot Division of Lots Nos. 11 and 12 of Phase One, Deer Meadows, of record in Plat Book 6250, page 105, amending Plat Book 5800, page 270, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to James L. Seltzer and wife, Carolyn A. Seltzer, by deed from B & R Partnership, of record in Book 6274, page 566, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6143, Page 141; and Plat Book 6250, page 105, Register's Office for said County.

This conveyance is subject to a Utility Easement, of record in Book 6190, page 644, said Register's Office.

This conveyance is subject to a Deed of Trust executed by James L. Seltzer and wife, Carolyn A. Seltzer, to Stephen R. Josleyn, Trustee, for City Federal Savings Bank, dated April 23, 1987, and filed for record in Book 7218, Page 437, Register's Office for said County, with an unpaid principal amount of approximately $ 46,272.94, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 3443 Tisdale Drive, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 18th day of September, 19 90

Carolyn A. Seltzer

James L. Seltzer

STATE OF VIRGINIA
COUNTY OF Fauquier

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named James L. Seltzer and wife, Carolyn A. Seltzer,

the 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 Midland, Virginia, this the 18th day of September, 1990.

My Commission Expires April 30, 1994

Mary Lou Cuccia
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James L. Seltzer
Carolyn A. Seltzer

TO
Christopher Woods

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

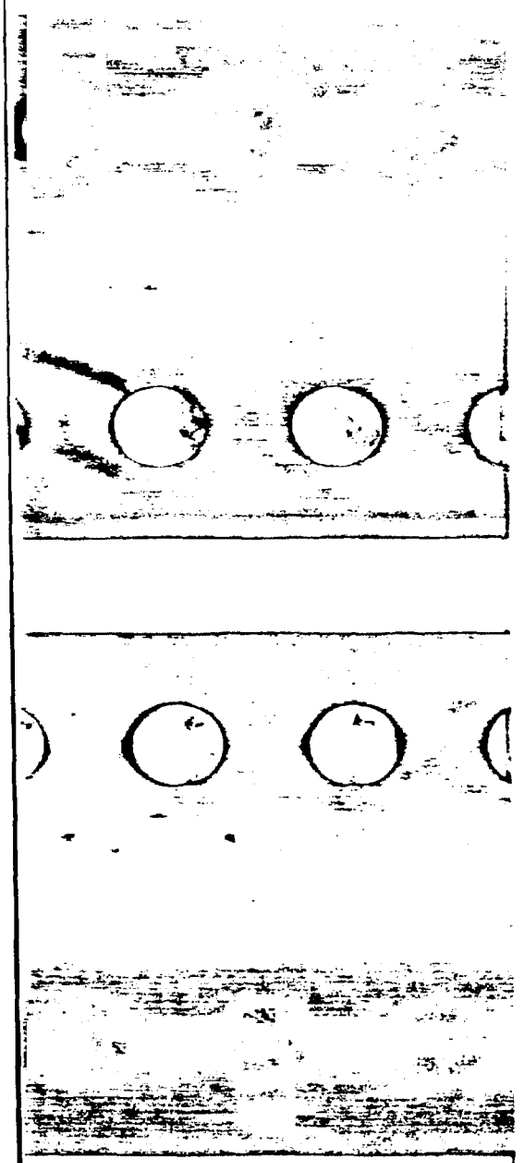
60057

TENNESSEE REAL ESTATE TRANSFER TAX
SEP 26 9 34 AM '90
FILED & RECORDED

2170 09/26 0101 03CHECK 159.79

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 46272.94
CON TX 152.79
PRFEE 1.00
WDEED 6.00
TOTAL 159.79
CHECK 159.79

09/26/90 01 09:37 0001 2170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60057

SEP 26 9 34 AM '90

No. 358775