Box 17

BOOK 8653 PAGE 256

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
John W. Seat	Wachovia Mortgage Co.	Map 147-16A
132 McMurray Circle	P.O. Box 3174	Parcel 32CO
Nashville, TN 37211	Winston-Salem, NC 27102	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged including the assumption by the Grantees of the balance of an indebtedness to Wachovia Mortgage Company secured by a Deed of Trust of record in Book 7142, page 635, said Register's Office;

Carl B. Perry and wife, Ruby M. Perry

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

John W. Seat and wife, Elizabeth A. Seat

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:

A certain unit in Davidson County, Tennessee, being Unit No. 32 on the Plan of McMurray Court, a de Minimun Planned Unit Development, of record in Plat Book 6250, page 230, as amended in Book 6606, page 144, Register's Office for said County, to which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Carl B. Perry and wife, Ruby Perry by deed from Larry E. Wacholtz and wife, Susanne Wacholtz of record in Book 7966, page 703, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6446, page 539 and amended in Book 6481, page 849, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed.

This description is the same as used in previous deed.

This is improved property at 132 McMurray Circle, Nashville, TN 37211.

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 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 and assigns, to warrant and

defend title 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 hands this 16 day of May, 1992.

Carl B. Perry
CARL B. PERRY

Ruby M. Perry
RUBY M. PERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carln B. Perry and wife, Ruby M. Perry, the within named bargainors, 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 15th day of June, 1992.

My Commission Expires:
7-24-93

Phyllis Keen
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $57,744.96.

John W. Stott
AFFIANT

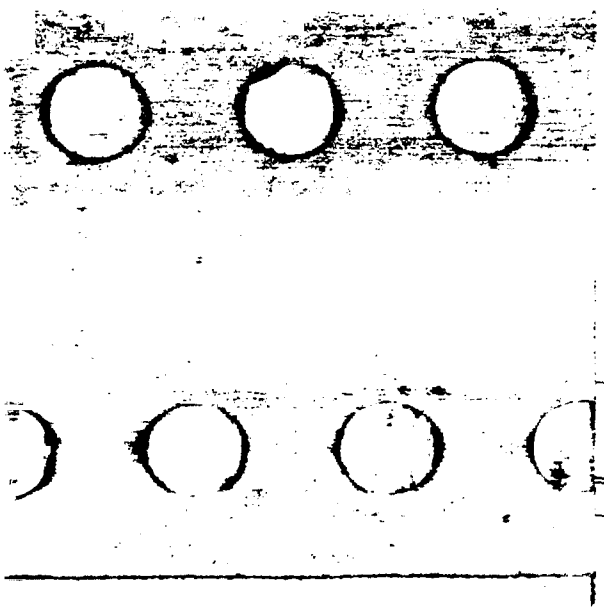
Subscribed and sworn to before me this 15th day of June, 1992.

My Commission Expires:
7-24-93

Phyllis Keen
NOTARY PUBLIC

IE 9833
IDENTIF. REFERENCE
JUN 16 1 16 PM '92
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

181- 06/16 0101 03CHECK 220.49



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

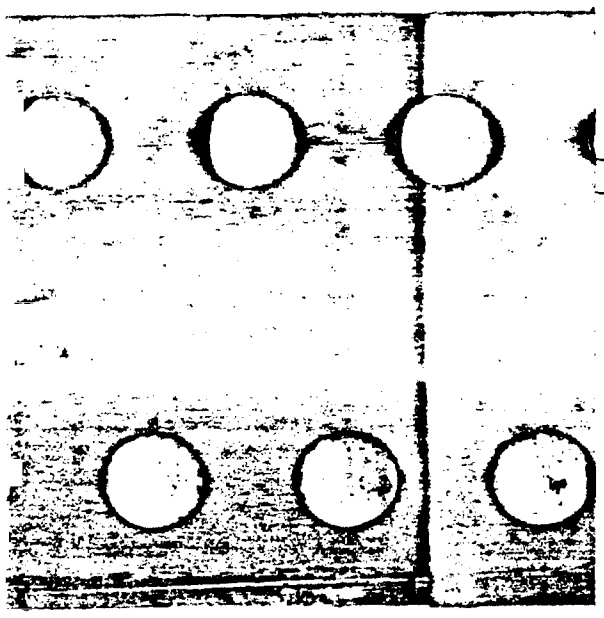
BOOK 8653 PAGE 258

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 57744.96
CON TX 213.49
PRFEE 1.00
WDEED 6.00
TOTAL 220.49
CHECK 220.49

06/16/92 01 13:17 0001 1811



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I:9833

IDENTIF. REFERENCE

JUN 16 1 17 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541556