THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 19 93

Notary Public J. DYKE TATUM

MY COMMISSION EXPIRES: 09/25/93

(AFFIX SEAL)

BOOK 8845 PAGE 140

THIS INSTRUMENT WAS PREPARED BY TATUM & JONES, ATTORNEYS		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS	~~XXXXXXXXX~~ Mortgagee:	MAP PARCEL NUMBERS
William Ralph Sellers, III	Mary Ann Sellers	151-04-153
(NAME)	(NAME)	
815 East Meade Avenue	3044 Dupree Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Huntsville, AL 35801	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Mary Ann Sellers, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Ralph Sellers, III and wife, Jan Marie Sellers

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:

LAND in Davidson County, Tennessee, being Lot 26 and the Northerly 10 feet of Lot 25 in Block "C" of the Revised Plan of Power & Roth Madison Park Subdivision in the 11th Civil District of Davidson County, Tennessee, and recorded in Plan Book 843, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot 26 and the Northerly 10 feet of Lot 25 front together 70 feet on the Easterly side of East Meade Avenue as shown on said plan, and run back 169.3 feet on the Northerly side and 52.6 feet in the rear of said Lot 26. The Southerly side of said Lot 26 runs back 186 feet. The Southerly side of said Northerly 10 feet of Lot 25 runs back 186 feet, more or less, to the dead line as shown upon the aforesaid plan. SOURCE OF DESCRIPTION: THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

BEING the same property conveyed to W. R. Sellers et ux, Minnie Frances Sellers by deed from T. H. McNish and E. M. McNish, both unmarried of record in Book 1005, page 534, Register's Office for Davidson County, Tennessee. The said Minnie Frances Sellers having since died, the property vested solely in her widower, W. R. Sellers. W. R. Sellers died on 11/6/87, testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 80957, the property vested solely in his two (2) sons, Bobby C. Sellers and William Ralph Sellers, Jr.. Bobby C. Sellers, Executor of the Estate of William Ralph Sellers, Sr., Bobby C. Sellers, Individually, and **

This is unimproved ( ) improved (XX) property, know as 815 East Meade Avenue, Madison, TN 37115
(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 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 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 her hand this 20th day of January, 19 93

Mary Ann Sellers

Mary Ann Sellers

STATE OF TENNESSEE
Davidson County

BOOK 8845 PAGE 141

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Sellers, Unmarried

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1993.

Commission expires 09/25/93

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
Davidson County

Before me,_____, a Notary Public within and for the State and County aforesaid, personally appeared_____ and_____with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the_____ and_____respectively of the_____ the within named bargainor, a corporation, and that (he) (they) as such_____ and_____, being authorized so to do, executed 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_____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
Mary Ann Sellers, Unmarried

TO
William Ralph Sellers, III
and wife, Jan Marie Sellers

8807

JAN 21 8 04 AM '93

DAVIDSON COUNTY, TN
REGISTER OF DEEDS

IDENTIFIED REFERENCE

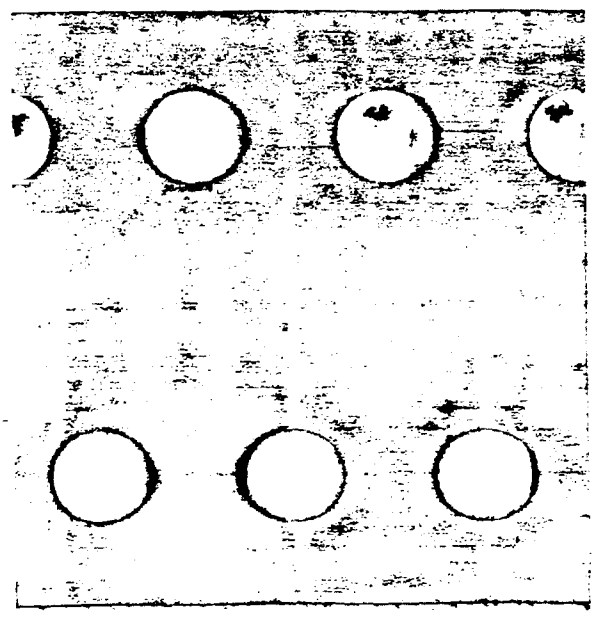
TATUM & JONES, ATTORNEYS
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

3290 01/21 0101 03CHECK 249.50

* William Ralph Sellers, Jr., Individually having executed a Quitclaim Deed conveying said property to William Ralph Sellers, Jr. of record in Book 7850, page 709, said Register's Office. William Ralph Sellers, Jr. having conveyed said property to Thomas E. Stewart, Trustee, for the express purpose of making a re-conveyance to create a tenancy by the entireties in William Ralph Sellers, Jr. and wife, Mary Ann Sellers of record in Book 7850, page 711, said Register's Office. The said William Ralph Sellers, Jr. having since died.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is to certify that Mary Ann Sellers and Mary Anne Sellers are one and the same person.



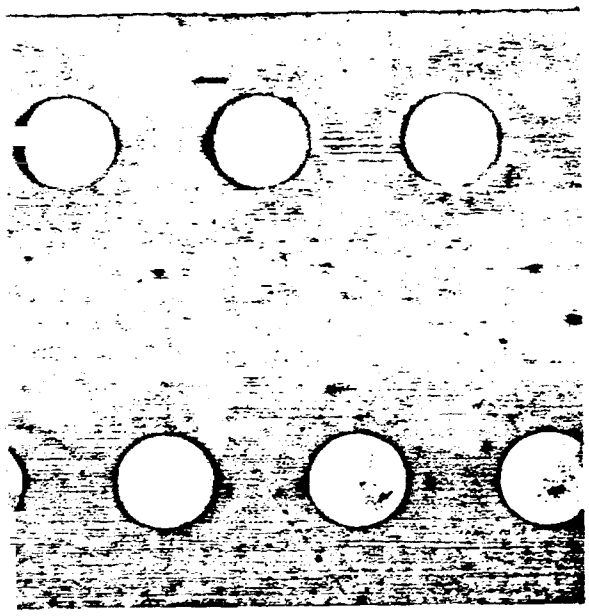
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 8845 PAGE 142

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84807

IDENTIFICATION REFERENCE

JAN 21 8 49 AM '93

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1/21/93 01 08:47 0001 8290

No. 613029