File # 11398 File: First Title and Escrow

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd. Suite 220
Nashville, Tennessee 37215

BOOK 8856 PAGE 291

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM SEAL	ATLANTIC COAST MORTGAGE COMPANY	132-09-B
(NAME)	(NAME)	
218 Brattlesboro Place	12700 Fair Lakes Circle, Ste 400	214
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Fairfax, Virginia 22033	16DA 40273
(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, SCOT DEAN MACBEAN AND SUSAN DITTING KIMMEL, Devisees

under the Last Will and Testament of Annette C. MacBean, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM SEAL AND WIFE, LUCILLE M. SEAL

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 Unit No. 214, together with the appurtenant interest in the common elements of Brattlesboro Place, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Brattlesboro Place of record in Plat Book 5200, page 731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Annette C. MacBean, unmarried by deed from SCW, Inc. of record in Book 6428, page 277, said Register's Office, the said Annette C. MacBean having since died devising title in Scot Dean MacBean and Susan Ditting Kimmel.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions and Agreements of record in Book 6313, page 496; (3) Charter of record in Book 6788, page 626; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 731, said Register's Office.

8 8 8 8 4

IDENTIFICATION REFERENCE

FEB 3 2 37 PM '93

CLAY WILSON II REG. ST.
DAVIDSON COUNTY, TN

9009 02/03 0101 03CHECK 314.25

unimproved (XX)
This is improved (XX) property, known as 218 Brattlesboro Place, Nashville, Tennessee 37204

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 29th day of January, 93

Scot Dean MacBean
SCOT DEAN MACBEAN

Susan Ditting Kimmel By Scot D. MacBean
SUSAN DITTING KIMMEL
By: Scot Dean MacBean, by Power of Attorney recorded simultaneously herewith

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOT DEAN MACBEAN 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 January, 19 93.

My commission expires 11/20/96 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, Scot Dean MacBean, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Susan DittingKimmel, the Maker, and is authorized by Susan Ditting Kimmel to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of January, 1993.

My commission expires:
11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

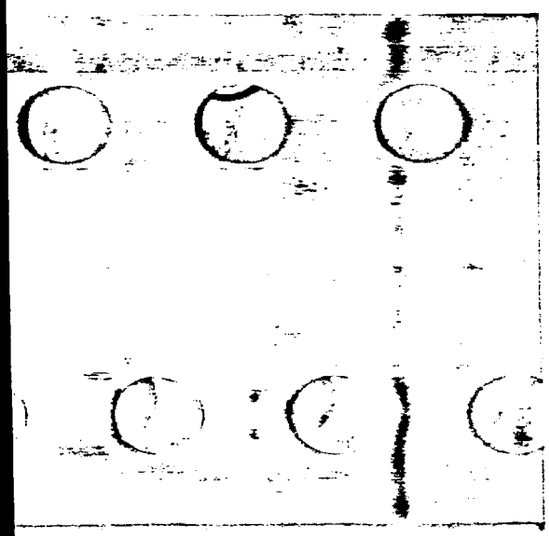
Notary Public

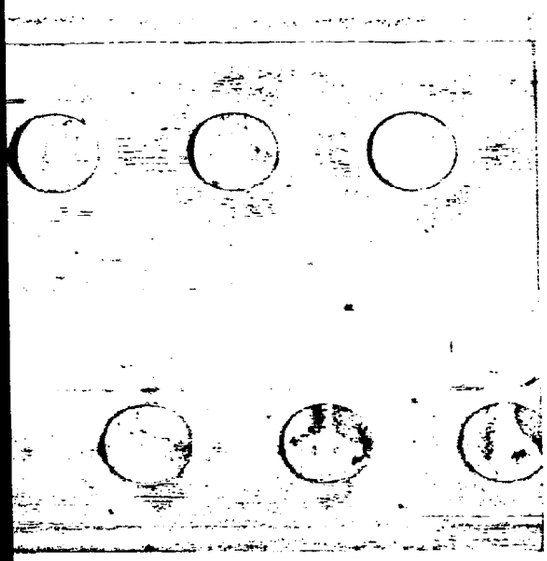
WARRANTY DEED

FROM SCOT DEAN MACBEAN AND SUSAN DITTING KIMMEL

TO WILLIAM SEAL AND WIFE, LUCILLE M. SEAL

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 _____

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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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25

02/03/93 01 14:36 0001 9009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88884

IDENTIFI REFERENCE

FEB 3 2 37 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 617533