THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***63,500.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 1993.

Notary Public

My Commission Expires: 1-22-94

93 AUG 10 AM 8:46

50137

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JOHN T. SEAY et al 224 Shawn Drive Nashville, TN 37211	FIRST TENNESSEE BANK P.O. Box 474 Memphis, TN 38101	MAP 133-11 PARCEL 197 06DA 83710

8008 08/10 0101 03CHECK 243.95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THREE THOUSAND FIVE HUNDRED AND 00/100 ($***63,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **JEFFREY G. SMITH, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOHN T. SEAY, unmarried and JOHN W. SEAY and wife, BETTY L. SEAY, all as joint tenants with right of survivorship,** 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. 183 on the Plan of Valley View Meadows, Section 3, of record in Plat Book 3700, pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jeffrey G. Smith, unmarried, by deed from Ronald Dixon Earps and wife, Linda K. Earps, of record in Book 7945, page 89, Register's Office for Davidson County, Tennessee.

This is improved property known as 224 Shawn Drive, Nashville, Tennessee 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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Valley View Meadows, of record in Book 3700, pages 93 and 94, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30TH day of July, 1993.

Jeffrey G. Smith

JEFFREY G. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

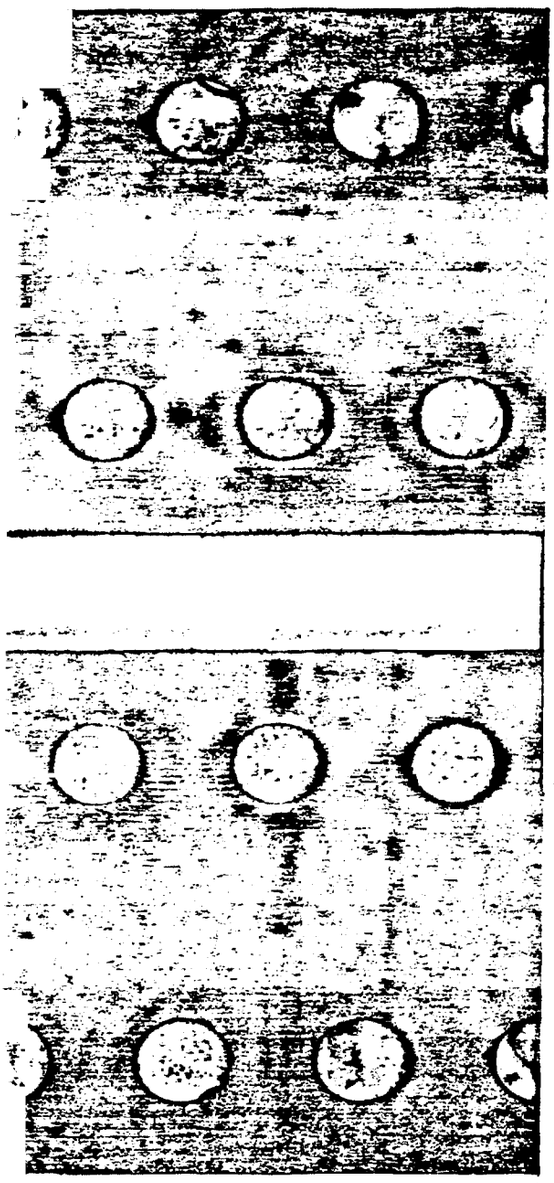
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY G. SMITH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 1993.

Notary Public

My Commission Expires:

1-23-94



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

RECEIVED OF _____

FOR _____

BOOK 9042 PAGE 541

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	63500.00
CON TX	234.95
PRFEE	1.00
WDEED	8.00
TOTAL	243.95
CHECK	243.95

08/10/93 01 08:46 0001 8008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50437
IDENTIF. & REFERENCE

93 AUG 10 AM 8:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 684374