PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 33428)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Affiant

Sworn and subscribed before me this 16th day of August, 1993.

Notary Public

My Comm. Expires: 9-24-94

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Thaddeus T. Wert Ann B. Wert 120 Clydelan Court Nashville, Tennessee 37205	Union Planters National Bank 401 Union Street Nashville, Tennessee 37219	130-09-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack E. Seaman and spouse, Nancy H. Seaman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thaddeus T. Wert and spouse, Ann B. Wert,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 4 on the plan of Anderson Court Subdivision, of record in Book 2083, page 28, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point on the northerly margin of Clydelan Court, the most westerly corner of Lot No. 4 at a concrete monument; thence, with the margin of said Court, southeasterly as follows: 88.12 feet to a concrete monument and continuing with the same 79.6 feet to a concrete monument and continuing with the same 74.27 feet to a point which is 25 feet westerly from the most southerly corner of Lot no. 4; thence, northerly 52 feet; thence easterly 25 feet to the common corner of Lots 3 and 4 of Sword's unrecorded subdivision of parts of Lots 3, etc., of Bransford Realty Company's Forest Park Subdivision; thence northerly along the easterly line of Lot No. 4 of Anderson Court Subdivision 185.6 feet to a concrete monument; thence, south 46 degrees, 37 minutes West 114.5 feet to a concrete monument and continuing southwesterly 92.5 feet to the beginning.

BEING the same property conveyed to Jack E. Seaman and wife, Nancy H. Seaman by deed from Ronald B. Deal and wife, Suzanne M. Deal of record in Book 5535, page 752, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

52790
IDENTIF. & REFERNC
AUG 17 AM 10:38
DAVIDSON COUNTY, TENN.

This is improved property, known as: 120 Clydelan Court, Nashville, Tennessee 37205 0567 08/17 0101 03CHECK 619.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of August, 1993.

Jack E. Seaman

Nancy H. Seaman

State of Tennessee
County of Davidson

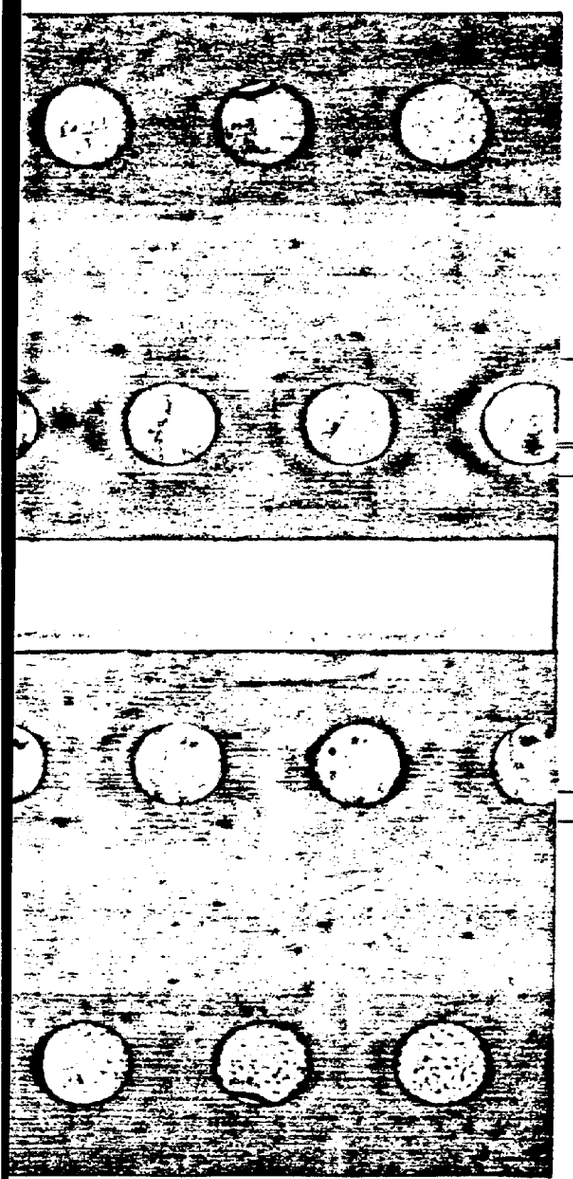
On this 16th day of August, 1993, before me the undersigned authority, personally appeared **Jack E. Seaman** and **Nancy H. Seaman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9049 PAGE 426

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/17/93 01 10:36 0001 0567

52790
IDENTIF. & REFERENCE

93 AUG 17 AM 10:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 686898