Box 53

BOOK 5173 PAGE 503

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 93

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN. 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD DAVID SESLER (NAME)	AMSOUTH MORTGAGE COMPANY, INC. (NAME)	MAP 43-09
305 DUPONT AVENUE (ADDRESS)	15 SOUTH 20TH STREET (ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35233 (CITY) (STATE) (ZIP)	9169

FOR AND 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, ALLISON E. KNOX AND BERTHA ANN KNOX, UNMARRIED PERSONS, BY AND THROUGH ALLISON KNOX ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD DAVID SESLER

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 the easterly 50 feet of Lot No. 26 of Block C, on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County.
Said Part of said Lot No. 26 fronts 50 feet on the northerly side of Dupont Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Everett L. Knox and wife, Allison E. Knox with a Life Estate retained by Bertha Ann Knox by deed of record in Book 5849, page 196, Register's Office for Davidson County, Tennessee; the said Everett L. Knox having since died the property vests in Allison E. Knox with a Life Estate retained by Bertha Ann Knox.

ALLISON E. KNOX executes this instrument individually and as Attorney in Fact for BERTHA ANN KNOX pursuant to Special Power of Attorney recorded simultaneously herewith.

94038
IDENTIF. & REFERENCE

93 DEC -7 AM 11:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 305 DUPONT 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 our hand S this 3rd day of December 19 93

Bertha Ann Knox
BERTHA ANN KNOX

Allison E. Knox
ALLISON E. KNOX

BY: Allison Knox
ALLISON KNOX, ATTORNEY IN FACT

First Data Systems, Inc.

DCTN01W 12/88

BOOK 9173 PAGE 504

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 ALLISON E. KNOX

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 3rd day of December 19 93

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

Notary Public

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

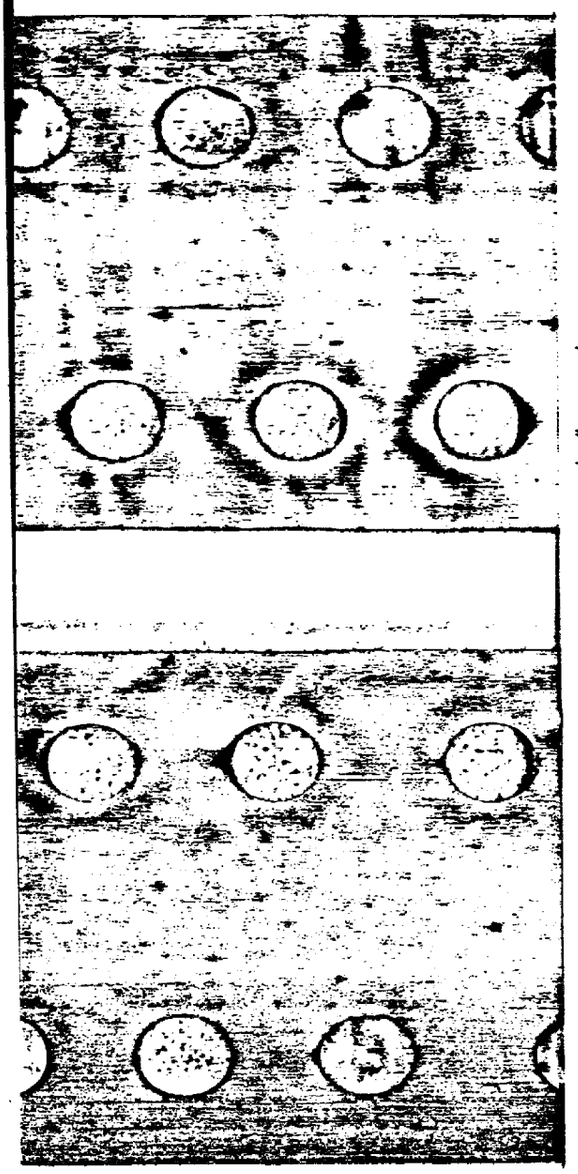
Personally appeared before me, ALLISON KNOX, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for BERTHA ANN KNOX and is authorized by BERTHA ANN KNOX to execute this instrument on behalf.

Witness my hand and official seal this 3rd day of December, 1993.

NOTARY PUBLIC

My commission expires: 11/20/96

WARRANTY DEED
FROM
TO
RETURN TO:
1043 12/07 0101 03CHECK 101.50



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

RECEIVED OF _____

FOR _____

BOOK 9178 PAGE 505

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
			12/07/93 01	11:23 0001 1043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94038
IDENTIFICATION REFERENCE

93 DEC -7 AM 11:23

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

No. 731086