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: 34900)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 117500.00

Louise Barnes
Affiant

Sworn and subscribed before me this 8th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Louise Barnes
Larry Seeman
1115 Batey Drive
Nashville, Tennessee 37204

RESPONSIBLE FOR PAYMENT OF TAXES:
First Tennessee Bank National Association
P. O. Box 351
Memphis, Tennessee 38101

MAP-PARCEL NUMBERS
131-12-003

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 **Mary L. Mortenson, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louise Barnes and spouse, Larry Seeman,** 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 Lot No. 32 on the plan of Lea Gran Estates, Section 2, of record in Book 2854, Page 3, Register's Office for said County.

SAID Lot No. 32 fronts 140 feet on the southerly margin of Batey Drive and extends back 150.5 feet on the easterly line and 150.0 feet on the westerly line to a dead line in the rear, measuring 132.8 feet thereon.

BEING the same property conveyed to Mary L. Mortenson by deed from M. L. Maxwell and wife, Ethel R. Maxwell of record in Book 2883, Page 621, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Mary L. Mortenson by H. Michael Parks as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

38137
IDENTIFICATION REFERENCE

94 APR 12 AM 10:22
REGISTER
DAVIDSON COUNTY, TN.

3063 04/12 0101 03CHECK 443.75

This is improved property, known as: 1115 Batey Drive, Nashville, Tennessee 37204

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 8th day of April, 1994.

Mary L. Mortenson by H. Michael — Atty in Fact

Mary L. Mortenson, By: H. Michael Parks, Atty-In-Fact

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 **H. Michael Parks**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary L. Mortenson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of April, 1994.

E. Diane Cradwell
Notary Public

My Commission Expires: 11-18-97

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary L. Mortenson

TO: Louise Barnes and Larry Seeman

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

H. Michael Parks
H. Michael Parks, Affiant

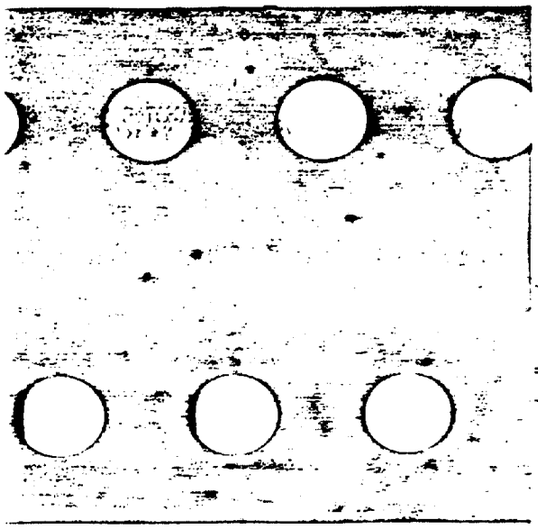
Sworn to and subscribed before me this

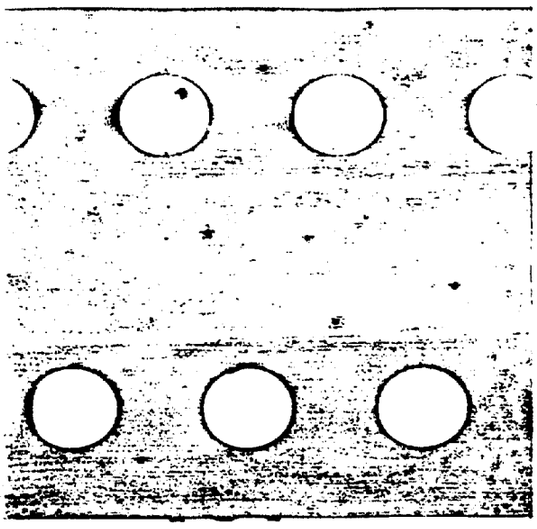
8th day of April, 1994.

E. Diane Cradwell
Notary Public

My Commission Expires: 11-18-97

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





RECEIVED OF _____

FOR _____

BOOK 9309 PAGE 441

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				117500.00
			CON TX	434.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	443.75
			CHECK	443.75
04/12/94	01		10:23 0001	3063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38137
IDENTIF. & REFERENCE

94 APR 12 AM 10:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 778278