BOOK 9377 PAGE 402

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
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 $ 98,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRYAN D. SEELY 1916 Blair Boulevard Nashville, Tennessee 37212	AMERICAN RESIDENTIAL MORTGAGE 11119 Torrey Pines Road La Jolla, CA 92037-1009	MAP 104-16 PARCEL 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY EIGHT THOUSAND AND NO/100---------- ---------- ($ 98,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, BLAIR ASSOCIATES, a partnership composed of John C. Lassing, Harold E. Jackson, III and Albert E. Ambrose, Jr. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRYAN D. SEELY, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 of Resubdivision of Lot No. 23 on the Revised Plan of G. W. Blair's Subdivision of Belmont Heights of record in Book 3106, page 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 55.0 feet on the northerly side of Blair Boulevard and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Blair Associates, a partnership, by deed from J. William Denny and wife, June R. Denny, of record in Book 7439, page 801, Register's Office for Davidson County, Tennessee; the said Blair Associates being composed of partners, John C. Lassing, Harold E. Jackson, III and Albert E. Ambrose, Jr.

60692

IDENTIFICATION REFERENCE

94 JUN 14 AM 8:50
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5693 06/14 0101 03CHECK 371.60

This is improved property known as 1916 Blair Boulevard, Nashville, Tennessee 37212

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Grantee(s).

2. Matters shown on the Plan of Resub of Rev Plan of G.W. Blair's S/D of Belmont Hts of record in Book 3106, page 125, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of June, 19 94.

BLAIR ASSOCIATES

John C. Lassing, Partner

Harold E. Jackson, III, Partner

Albert E. Ambrose, Jr., Partner

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

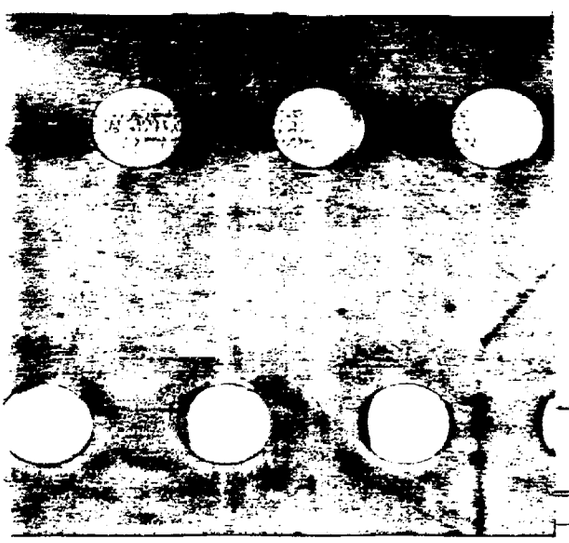
Before me, a Notary Public within and for the State and County aforesaid, personally appeared John C. Lassing, Albert E. Ambrose, Jr. and Harold E. Jackson, III with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Partner, partner and Partner respectively of Blair Associates the within named bargainor, and that they as such Partner, partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John C. Lassing Albert E. Ambrose, Jr. and Harold E. Jackson, III.

Witness my hand and official seal this 1st day of June, 19 94.

My Commission Expires: November 22, 1997

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

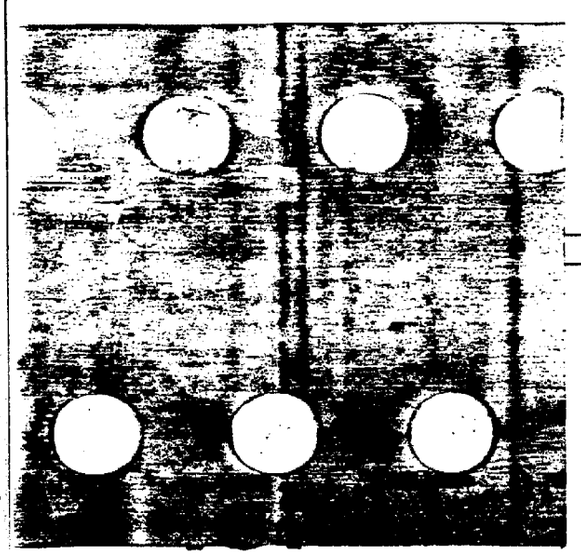
RECEIVED OF _____

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	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	8.00
MTG TX	371.60
CHECK	371.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/94 01 08:51 0001 5693

60692
IDENTIFICATION REFERENCE

94 JUN 14 AM 8:50

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

No. 802440