BOOK 9425 PAGE 546

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 $ 241,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. GREGORY BAILEY	FIRST FEDERAL BANK, FSB	MAP 104-5
(NAME)	(NAME)	
3608 Central Avenue	4205 HILLSBORO ROAD, STE. 101B	PARCEL 289
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN 37215	FB # 26W-01505
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WILLIAM ROBERT SEIGENTHALER AND WIFE, JOANNE M. SEIGENTHALER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. GREGORY BAILEY AND WIFE, SUSAN S. BAILEY

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 Lot No. 251 and the easterly 1/2 of Lot No. 250 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office for said County.

SAID Lot No. 251 and the easterly one-half of Lot No. 250 front together 75 feet on the northerly side of Central Avenue and runs back between parallel lines 200 feet, more or less, to an alley.

BEING the same property conveyed to William Robert Seigenthaler and wife, JoAnne M. Seigenthaler, by Deed from Robert E. Picirilli and wife Clara L. Picirilli, of record in Book 5329, Page 32, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

77334

IDENTIF. & REFERENCE

94 AUG -2 PM 12:00

FEE/TAX/REGIST. DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3608 CENTRAL AVENUE, NASHVILLE, TN 37205
(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 29th day of July 19 94

William Robert Seigenthaler
WILLIAM ROBERT SEIGENTHALER

JoAnne M. Seigenthaler
JOANNE M. SEIGENTHALER

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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 WILLIAM ROBERT SEIGENTHALER AND WIFE, JOANNE M. SEIGENTHALER

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of July, 1994.

Commission expires 9-24-94

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, a 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_____ .

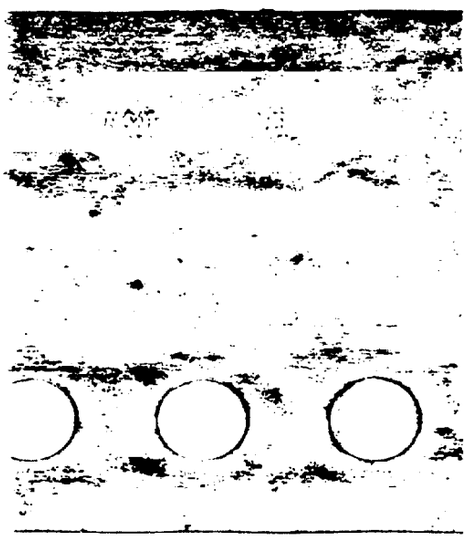
My commission expires _____

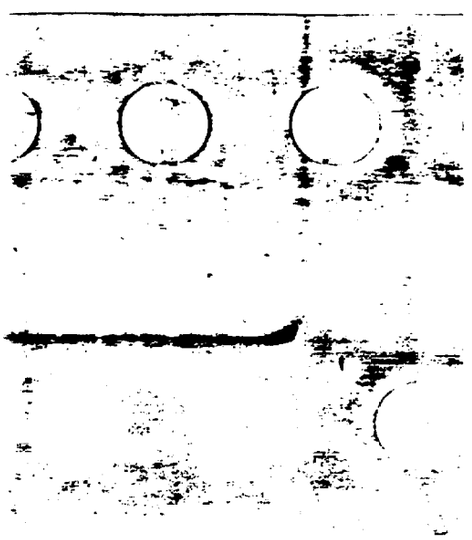
Notary Public

3649 08/02 0101 03CHECK

900.70

DCTN01W





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	
				241000.00
			CON TX	891.70
			PRFEE	1.00
			MDEED	8.00
			TOTAL	900.70
			CHECK	900.70
08/02/94	01		12:00 0001	3648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77334
IDENTIF. & REFERENCE

94 AUG -2 PM 12:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 820176