33A

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Debra A. Dunnigan]	First Republic Mortgage Corporation]	MAP and PARCEL]
[3926 Creekside Drive]	Attn: Tax Dept.]	148-14-1]
[Nashville, TN 37211]	3310 West End Ave. 4th Fl.] Nashville, TN 37203]	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Claudia P. Miller Seybert, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Debra A. Dunnigan, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 169 on the Plan of Locustwood, Section 5, as of record in Book 2663, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Claudia P. Miller by deed from James Whitworth and Betty D. Whitworth of record in Book 6985, Page 222, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3926 Creekside Drive, Nashville, TN 37211.

Claudia P. Miller Seybert is one and the same person as Claudia P. Miller.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2663, Page 43, said Register's office and all matters therein.

87407 ← REFERENCE

94 Sep 2 AM 9:41

NII REGISTER
JUNTY, TN.

4680 09/02 0101 03CHECK 234.33

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $60,900.00]
[ ]
[ ]
[Subscribed and sworn before me this 26th day of August, 1994.]
[ ]
[My Commission Expires: 5/23/98]

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Paul C. Seybert**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said Claudia P. Miller Seybert.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **August, 1994.**

Claudia P. Miller Seybert

Claudia P. Miller Seybert

Paul C. Seybert

Paul C. Seybert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

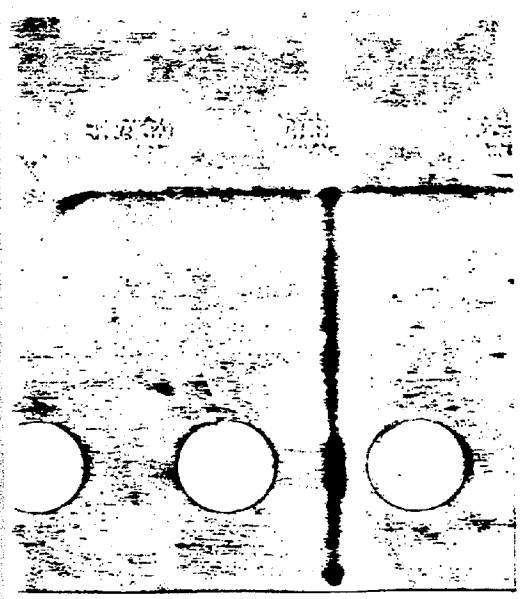
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Claudia P. Miller Seybert and husband, Paul C. Seybert**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,** Tennessee, this **26th** day of **August, 1994.**

NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public
My Commission Expires: 5/23/98

File No. 9408-309



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

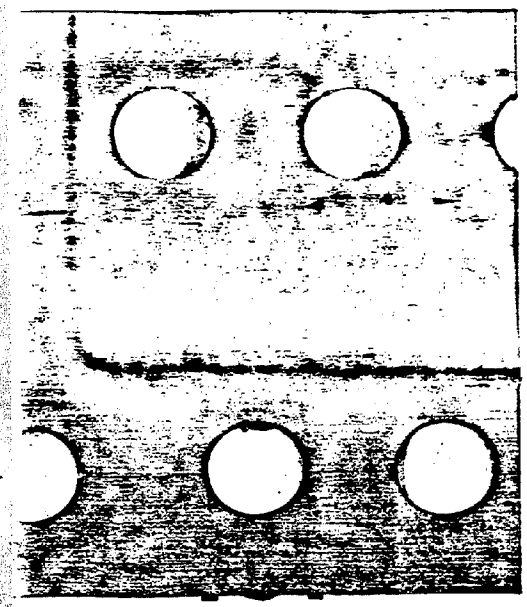
RECEIVED OF _____

FOR _____

BOOK 9454 PAGE 620

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	60900.00
CON TX	225.33
PRFEE	1.00
[illegible]	8.00
TOTAL	234.33
CHECK	234.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

09/02/94 01 09:39 0001 4680

87407
IDENTIF. & REFERENCE

94 SEP -2 AM 9:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 831054