30

DIANNE COBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 72,750.00

Subscribed and sworn to before me, this the 06 day of October 1994

My Commission Expires November 20, 1996

My commission expires:

(Affix Seal)

Donnie R. Wilson

Affiant

D. Dianne Coble

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18490 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Donnie R. Wilson	SEND TAX BILLS TO: COLUMBIA NATIONAL INCORPORATED
1207 Plymouth Avenue STREET ADDRESS	250 Berryhill Road, Suite 400 STREET ADDRESS
Nashville, TN 37216 CITY STATE ZIP	Columbia, SC 29210 CITY STATE ZIP
MAP & PARCEL NO. 61-12 77	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Thomas A. Seard and wife, Kenlyn E. Seard

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Donnie R. Wilson and wife, Beverly J. Wilson

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 51 on the Plan of Resubdivision of certain lots in Eastdale Place, of record in Plat Book 974 at page 22, Register's Office for Davidson County, Tennessee, and a part of an unnumbered tract lying in the rear of Lots Nos. 51 and 52 on said plan and described according to a survey made by John Kohl & Company, dated 09/29/94, License No. 100, whose address is 400 7th Avenue S., Nashville, TN 37203, as follows:

BEGINNING at a point in the north margin of Plymouth Avenue at the corner of Lots Nos. 50 & 51; thence with the line between said lots, northerly 180 feet to a point and continuing northwesterly 108.5 feet to the south line of the Newman Cheek Lands'; thence with Cheek's south line, westerly 121.6 feet to the northeast corner of Lot No. 98 of said Eastdale Place; thence with the line of the same, southeasterly 128.0 feet to the northwest corner of Lot No. 52; thence with the line of same, northeasterly 60 feet to the corner of Lots Nos. 51 and 52; thence with the line between said lots, southerly 180 feet to the north margin of Plymouth Avenue; thence with the margin of the same, easterly 60 feet to the point of beginning.

Being all of the property conveyed to Thomas A. Seard and wife, Kenlyn E. Seard by Deed of record in Book 5871 page 251, Register's office for said County.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1207 Plymouth Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 06 day of October , 1994

Thomas A. Seard

Thomas A. Seard

Kenlyn E. Seard

Kenlyn E. Seard

EF-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 06 day of October , 1994 , before me personally appeared Thomas A. Seard & Kenlyn E. Seard to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

E. ANNE COBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

Notary Public

State of Tennessee
County of

On this 06 day of October , 1994 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

98923

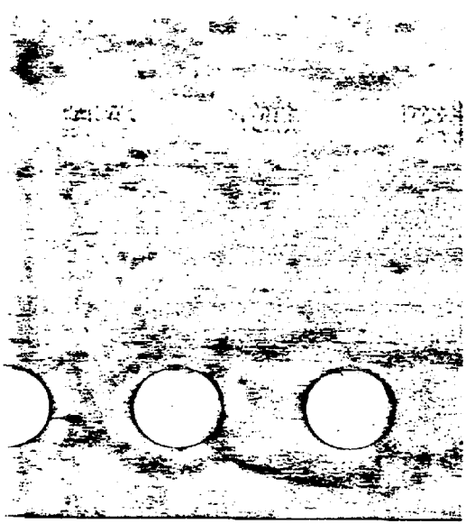
IDENTIF. & REFERENCE

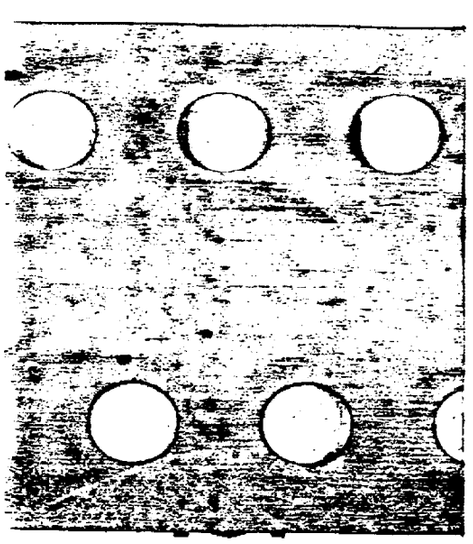
94 OCT 12 AM 9:03

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7103 10/12 0101 03CHECK 277.99

-1123001 (9202)





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9490 PG 506

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	72750.00
CON TX	268.99
PRFEE	1.00
WDEED	8.00
BANK	277.99
CHECK	277.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/12/94 01 09:03 0001 7103

98923
IDENTIF. & REFERENCE

94 OCT 12 AM 9:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 843312