[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Genie M. Nieten	Amerisource Mortgage Corporation	MAP and PARCEL
[Edward B. Nieten	Attn: Tax Dept.	
[837 Oakwood Terrace Drive	1101 Kermit Drive, Suite 203	148-8-74
[Antioch, TN 37013	Nashville, TN 37217	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, , Nashville, TN 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 **Genie M. Nieten and Edward B. Nieten, wife and husband** (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. 70 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, Pages 54 and 55, Register's Office for said County, 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 Ronald G. Webb and wife, Kathy A. Webb of record in Book 8160, Page 253, Register's Office, Davidson County, Tennessee.

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

This is property with a common address of 837 Oakwood Terrace Drive, Antioch, TN 37013.

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 paid by the Grantors; 2) The Plan of Record in Book 4460, Pages 54-54, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4559, Page 72, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $69,000.00
[
[Affiant
[Subscribed and sworn before me this 16th day of December, 1994.
[
[My Commission Expires: 5/23/95 Notary Public

94 DEC 29 PM 1:03
REGISTER
DAVIDSON COUNTY, TN.

21128
IDENTIFICATION REFERENCE

29 0101 03CHECK 264.3

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 **16th** day of **December, 1994.**

Claudia P. Miller Seybert

Paul C. Seybert

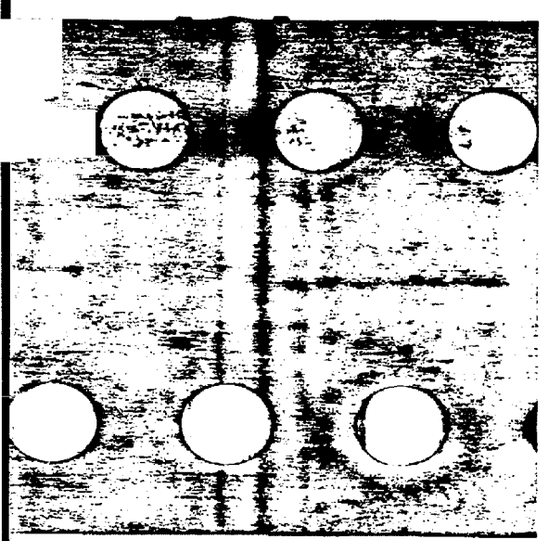
STATE OF TENNESSEE
COUNTY OF DAVIDSON

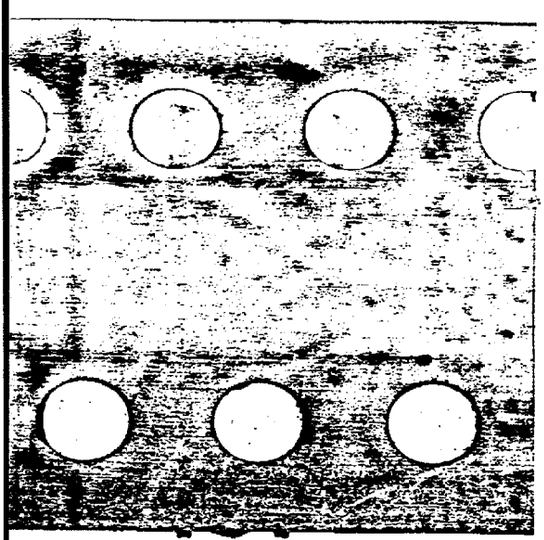
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Claudia P. Miller Seybert and husband, Paul C. Seybert**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged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

Witness my hand and official seal at **Nashville,**, Tennessee, this **16th** day of **December, 1994**.

Notary Public
My Commission Expires: 5/23/98

File No. 9412S424





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9558 PG 195

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	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21128
IDENTIF. & REFERENCE

94 DEC 29 PM 1:08

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

No. 867166