STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WANDA F. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Seidel (NAME)	Capital Bank & Trust (NAME)	132-1-124
4049 Outer Drive (ADDRESS)	1820 West End Avenue (ADDRESS)	OH 07310
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Louise Greenberg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Seidel and wife, Jennifer C. Seidel

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. 58 and the easterly part of Lot No. 71 on the Map of Rolling Meadows, of record in Book 1424, page 99, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 58 is described as follows: Beginning at a point in the northerly margin of Greerland Drive, the common corner of Lots 58 and 71, thence northwardly with the dividing line between Lots 58 and 71, 179.4 ft., thence westwardly with the dividing line between Lots 57 and 58, 115 ft. to the westerly margin of Outer Drive; thence southwardly with the westerly margin of Outer Drive 155 ft. to a monument; thence to the right and around a curve having a radius of 25 ft., 39.3 ft. to a concrete monument in the northerly margin of Greerland Drive; thence westwardly 84.8 ft. to a monument; thence 3.7 ft. to the point of beginning.

Said easterly part of Lot No. 71 is described as follows: Beginning at a point in the northerly margin of Greerland Drive 50 ft. west of the common corner of 58 and 71; thence northwardly 185 ft. more or less to a monument and the same being the common corner of Lots 73 and 57 in said Subdivision; thence eastwardly with the dividing line between Lots 71 and 57, 80 ft to a point; thence southwardly with the dividing line between Lots 58 and 71, 179.4 ft. to the northerly margin of Greerland Drive; thence westwardly with the northerly margin of Greerland Drive 50 ft. to the point of beginning.

Being the same property conveyed to Louise Greenberg, unmarried, by deed from Juanita Russell, a single woman, of record in Book 2045, Page 5, Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 4049 Outer Drive, Nashville, TN 37204
(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 my hand this 2nd day of March 19 95

Louise Greenberg
Louise Greenberg

BOOK 9613PG142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise Greenberg, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March, 19[illegible]

Commission expires _____

Notary Public

WANDA F. PULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires September 28, 1997

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, and 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

WARRANTY DEED

FROM

Louise Greenberg

TO

Scott A. Seidel and wife,
Jennifer C. Seidel

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

3154 03/07 0101 03CHECK 531.00

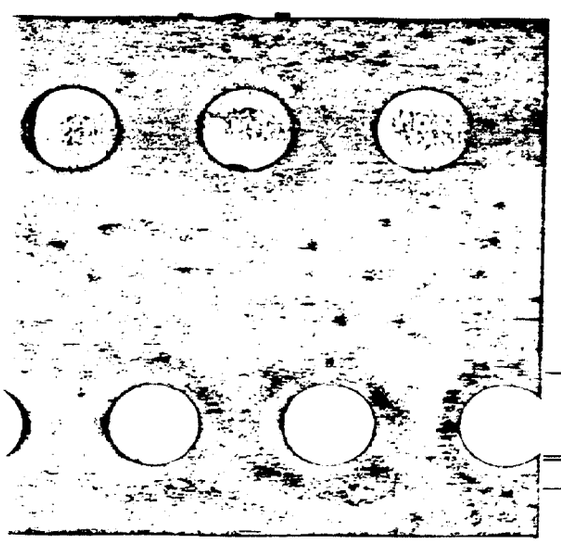
LEGAL DESCRIPTION CONTINUATION

Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 1424, page 99, of record in the Register's office for Davidson County, Tennessee.

40024
IDENTIF. & REFERENCE

95 MAR -7 PM 1:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9613 PG 144

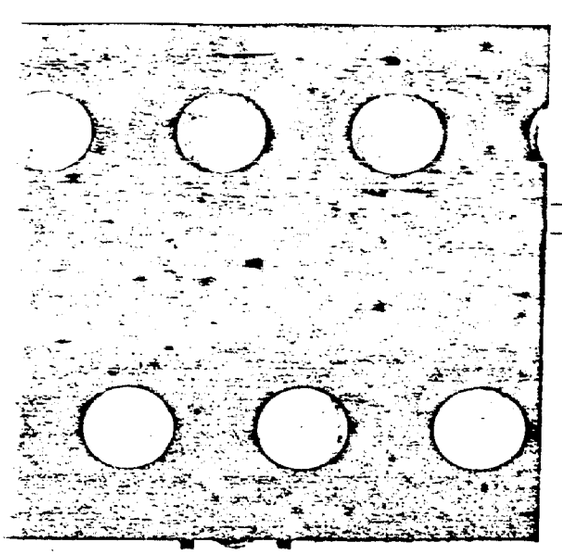
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
TOTAL 531.00
CHECK 531.00

03/07/95 01 13:56 0001 8154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40024
IDENTIF. & REFERENCE

95 MAR -7 PM 1:53

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

No. 887787