This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9717 PG 671

ADDRESS NEW OWNER:
Jefferey A. Hanvy and James C. Avolio
4645 Chutney Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 165-14
PARCEL 8
2D78225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Walter A. Seul, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jefferey A. Hanvy and James C. Avolio, both unmarried, as joint tenants with the specific right of survivorship, 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:

BEING Lot 310, Section Three, Peppertree Forest, as recorded in Book 7900, Page 249, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Walter A. Seul , by deed from Jerry Butler and wife, Georgia Seul Butler of record in Book 8660, Page 880, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8294, Page 159, said Register's Office.

This conveyance is subject to public utility & drainage easement of record in Book 7900, Page 249, said Register's Office.

This is improved property known as 4645 Chutney Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jefferey A. Hanvy and James C. Avolio, both unmarried, their heirs and assigns, forever; and we, Walter A. Seul, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0075089
IDENTIF. & REFERENCE

95 JUN 30 AM 11:16
FELIX A. ROLLS JR. REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 28th day of June, 1995.

BOOK 9717 PG 672

Walter A. Seul

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter A. Seul, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

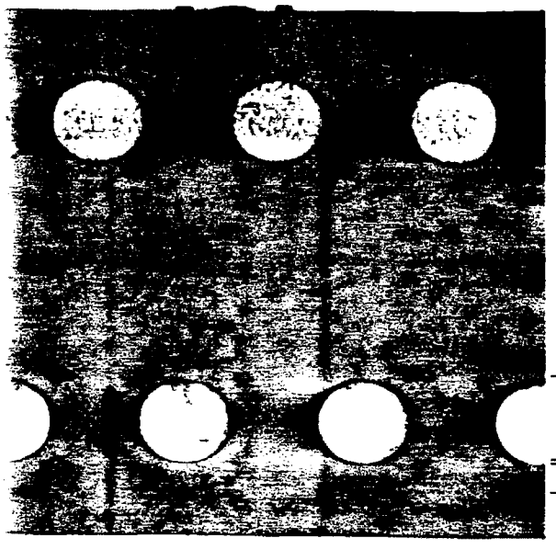
The actual value or consideration, whichever is greater, for this transfer is $ 101,500.00.

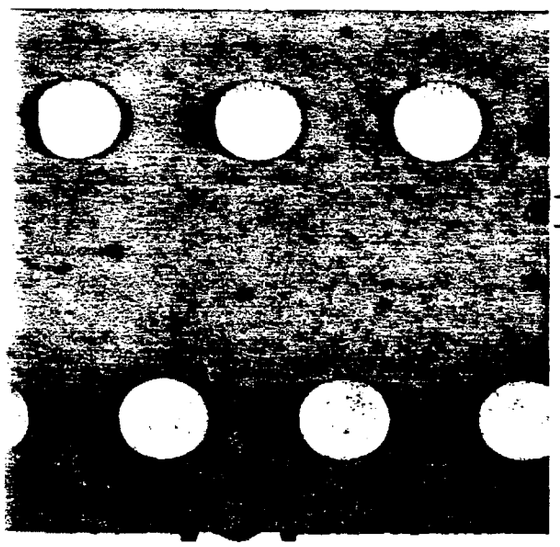
AFFIANT

Subscribed and sworn to before me this 28th day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 5-23-98

3775 06/30 0101 03CHECK 384





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

RECEIVED OF _____

FOR _____

BOOK 9717 PG 673

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
101500.00
CON TX 375.55
PRFEE 1.00
WDEED 8.00
TOTAL 384.55
CHECK 384.55
06/30/95 01 11:19 0001 6775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075089
IDENTIF. ↑ REFERENCE

95 JUN 30 AM 11:1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 925942