This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9719 PG 455

ADDRESS NEW OWNER:
Darryl E. Seay and Rosalind S. Seay
1504 Denise Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Century Mortgage Corp.
Two International Drive, Suite 507
Nashville, TN 37217

MAP AND PARCEL:
MAP 148-07
GROUP
PARCEL 78

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, George D. Talley and wife, Patricia Mae McKinney Talley, (formerly known as Patricia Mae McKinney) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darryl E. Seay and wife, Rosalind S. Seay, 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. 805 on the Plan of Section Eight, Cherokee Hills, of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to George D. Talley and Patricia Mae McKinney by deed from Danny J. Claxton and wife, Wanda F. Claxton, as of record in Book 4900, page 31, Register's Office for Davidson County, Tennessee, the said George D. Talley and Patricia Mae McKinney having married, and the same Patricia Mae McKinney now known as Patricia M. Talley.

This is improved property known as 1504 Denise Court, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government property taxes and subsequent year there after.
2. Restrictive Covenants contained in an instrument of record in Book 4198, page 609, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Subject to all matters shown on the Plan of record in Book 3700, page 154, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Darryl E. Seay and wife, Rosalind S. Seay, their heirs and assigns, forever; and we, George D. Talley and wife, Patricia Mae McKinney Talley, (formerly known as Patricia Mae McKinney) 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 1995.

George D. Talley

Patricia Mae McKinney Talley
(formerly known as Patricia Mae McKinney)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George D. Talley and wife, Patricia Mae McKinney Talley, (formerly known as Patricia Mae McKinney) 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 30th day of June, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 24, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 1995.

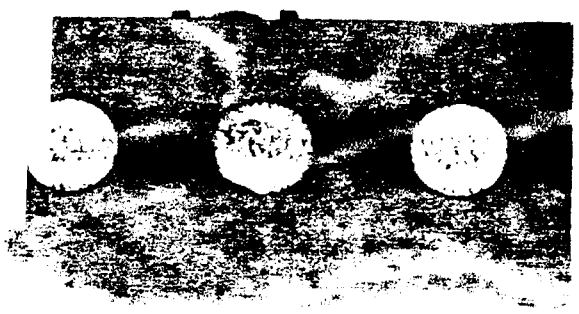
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

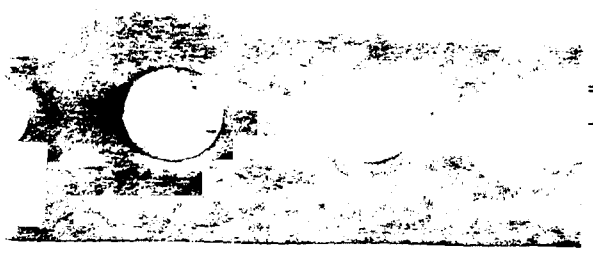
NOTARY PUBLIC
My Commission Expires: Nov. 24, 1996

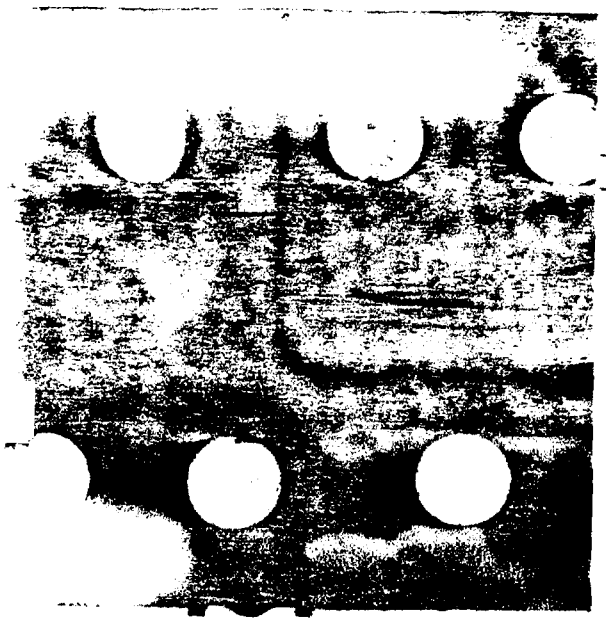
95 JUL -3 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7360 07/03 0101 03CHECK 279.10

0075536
IDENTIF. & REFERENCE







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9719 PG 457

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

07/03/95 01 10:43 0001 7260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00755536
IDENTIF. & REFERENCE

95 JUL -3 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926418