95 JUL 17 PM 12:23

This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9731 PG 928

ADDRESS NEW OWNER:
JACK ANDREW SECKMAN and ALLISON F. SECKMAN
6030 Cortez Court
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SOUTHEASTERN MORTGAGE OF TENNESSEE, INC.
565 Marriott Drive, Suite 250
Nashville, TN 37214-5014

MAP AND PARCEL:
MAP 86-2
GROUP
PARCEL 27

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, I, WENDELL ETHRIDGE, Devisee and Executor under the Last Will and Testament of Marty Morgan, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JACK ANDREW SECKMAN and wife, ALLISON F. SECKMAN, 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. 97 on the Plan of Dodson Heights, as of record in Plat Book 2900, Page 113, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marty Morgan by deed from John D. Overstreet, Jr., and wife, Marilynn D. Overstreet of record in Book 5213, Page 641, said Register's Office. The said Marty Morgan has since died and appointed Wendell Ethridge as her Beneficiary and Executor by Will of record in Will Book 193, Page 167, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 6030 Cortez Court, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1995 County Property Taxes have been prorated and assumed by the Grantees.

2. Restrictive Covenants for Dodson Heights Subdivision of record in Book 3130, Page 623, Register's Office of Davidson County, Tennessee. and as amended by instrument of record in Book 3161, Page 279, said Register's Office.

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Dodson Heights of record in Plat Book 2900, Page 113, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said JACK ANDREW SECKMAN and wife, ALLISON F. SECKMAN, their heirs and assigns, forever; and I, WENDELL ETHRIDGE, Devisee and Executor under the Last Will and Testament of Marty Morgan, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my successors, 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 7th day of July, 1995.

BOOK 9731 PG 929

WENDELL ETHRIDGE, Devisee under
the Last Will and Testament of
Marty Morgan

WENDELL ETHRIDGE, Executor under
the Last Will and Testament of
Marty Morgan

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, WENDELL ETHRIDGE, Devisee and Executor under the Last Will and Testament of Marty Morgan, with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 7th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

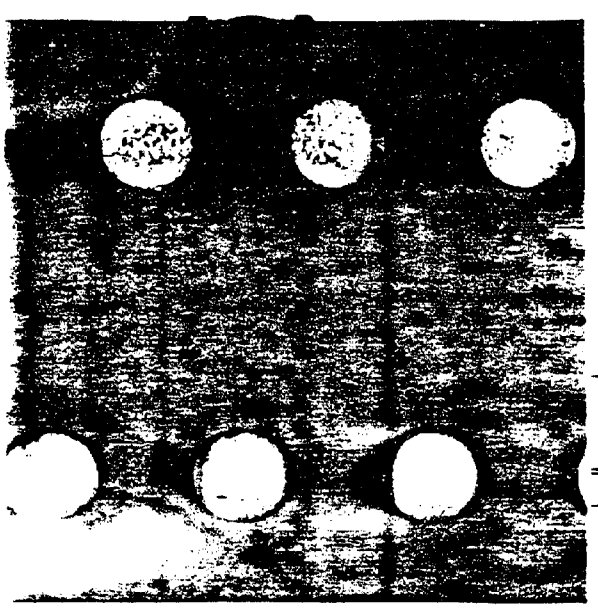
The actual value or consideration, whichever is greater, for this transfer is $70,450.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997



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

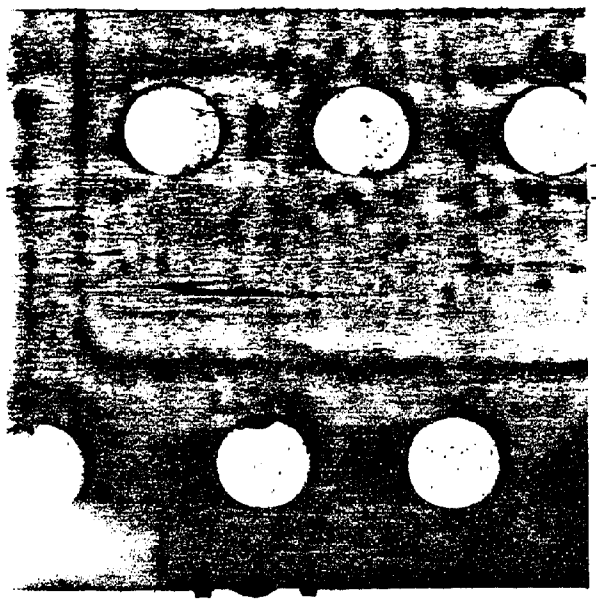
RECEIVED OF _____

FOR _____

BOOK 9731 PG 930

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



AMT	70450.00
CON TX	260.67
PRFEE	1.00
WDEED	8.00
TOTAL	269.67
CHECK	269.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 061 1579

00794 36
IDENTIF. REFERENCE

95 JUL 17 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930673