BOOK 9920 PG 765

STATE OF TENNESSEE 96-1354
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 96.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Wiseman	Southeastern Mortgage of TN, Inc.	61-8
(NAME)	(NAME)	
4605 Camellia Place	565 Marriott Drive, Suite 250	106
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Nashville, TN 37214	15DZ 28510
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, John S. Seiverling and wife, Debra T. Seiverling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Wiseman and wife, Debbie L. Wiseman

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:

See exhibit A attached hereto and made a part hereof.

96 JAN 18 AM 9:09
FILED
DAVIDSON COUNTY, TN

0141828
IDENTIFICATION REFERENCE

3072 01 18 0101 3SCHECK 494.38

This is improved property known as 4605 Camellia Place, Nashville, TN 37216

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 their hands this 15th day of January, 19 96.

John S. Seiverling

Debra T. Seiverling

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96-1354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the John S. Seiverling the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 15th day of January, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named John S. Seiverling and wife, Debra T. Seiverling the bargainor s, with whom I am personally acquainted, (or 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 Goodlettsville Tennessee, this 15th day of January, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

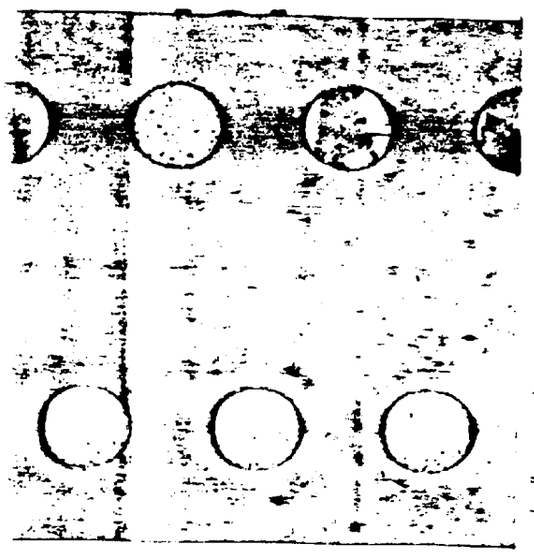
File No.: 96-1354

ATTACHMENT

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, page 43, Register's Office for said County, and being known as Lot No. 7 on the Map showing the Subdivision of the George C. Nolen 10-acre tract as shown on an unrecorded copy of said Subdivision by Erle Drake, County Surveyor, dated May 30, 1945, and described as follows:

Beginning at point in the westerly margin of Camellia Place, formerly Newton Avenue, at the corner of Lots No. 6 & 7; being 575.5 feet south of the intersection of Log Cabin Road; thence with the line between said lots, North 87 degrees 30 minutes West 220 feet to a point in the original west line of said Tract No. 1, being a fence line; thence along said fence South 6 degrees 45 minutes East 100 feet to a point, the corner of Lots No. 7 & 8; thence with the line between said lots, South 87 degrees 30 minutes East 220 feet to the west margin of Camellia Place; thence with the margin of the same, North 6 degrees 45 minutes West 100 feet to the beginning.

BEING the same property conveyed to John S. Seiverling and wife, Debra T. Seiverling by deed from Secretary of Veterans Affairs, an Officer of the United States of America, filed of record in Book 7928, page 244, Register's Office for Davidson County, Tennessee.



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

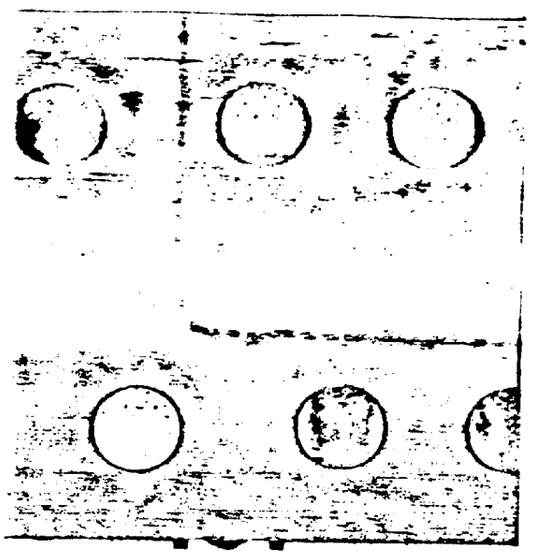
RECEIVED OF _____

FOR _____

BOOK 9920 PG 768

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



DAMT
127450.00
CON TX 471.38
PRFEE 1.00
[illegible] 12.00
[illegible] 484.38
CHECK 484.38
[illegible] 09:11 0001 3822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141828
IDENTIFICATION REFERENCE

95 JAN 18 AM 9:09
DAVIDSON COUNTY, TN.

No. 997124