WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Wiseman (NAME)	Guaranty Trust Company (NAME)	MAP 96-9
316 Seneca Drive (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 9
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	FB# 3DZ09705

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, Bonnie Wiseman Thomas formerly known as Bonnie Becker Wiseman and husband, James D. Thomas HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin L. Wiseman and wife, Laura C. 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:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 176 fronts 83 feet on the westerly side of Seneca Drive and runs back between lines 170 feet on the northerly line and 113 feet on the southerly line to a dead line in the rear on which it measures 100.6 feet.

Being the same property conveyed to Elton Lee Wiseman and wife, Bonnie Becker Wiseman by deed from J. W. Parham, Jr. and wife, Billie Mae Parham of record in Book 3342, page 61, Register's Office, Davidson County, Tennessee. The said Elton Lee Wiseman and Bonnie Becker Wiseman having since divorced. Elton Lee Wiseman conveyed all his right, title and interest in said property to Bonnie Becker Wiseman by Quitclaim Deed of record in Book 6320, Page 106, said Register's Office.

Subject to restrictions of record in Book 2297, page 194 said Register's Office.

Subject to a sewer easement of record in Book 4320, page 43, said Register's Office.

James D. Thomas herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ( )
This is improved (X) property, known as 316 Seneca Drive, Nashville, TN 37214
(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 our hand s this 25th day of March 19 96

Bonnie Wiseman Thomas

Bonnie Wiseman Thomas

James D. Thomas

James D. Thomas

630

STATE OF TENNESSEE
COUNTY OF

BOOK 9993 PG 631

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Wiseman Thomas, the bargainor(s), 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 Springfield, Tennessee, this 25th day of March, 1996.

Phillip D. Hollett
Notary Public

PHILLIP D. HOLLETT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires NOV. 22, 1997

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of March, 1996.

_____
Notary Public

My Commission Expires JAN. 24, 1998

My Commission Expires: _____

My Commission Expires JAN. 24, 1998

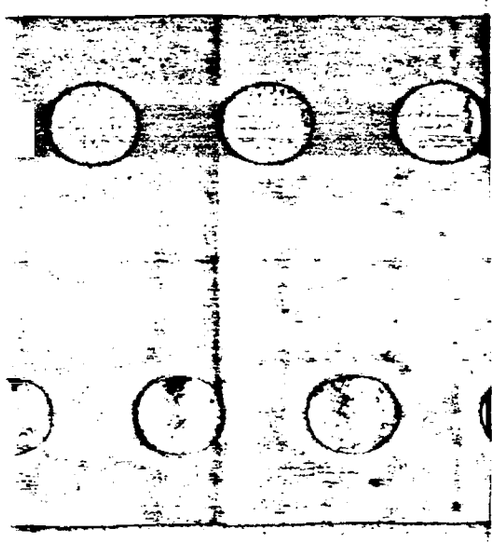
IDENTIF. ^ REFERENCE

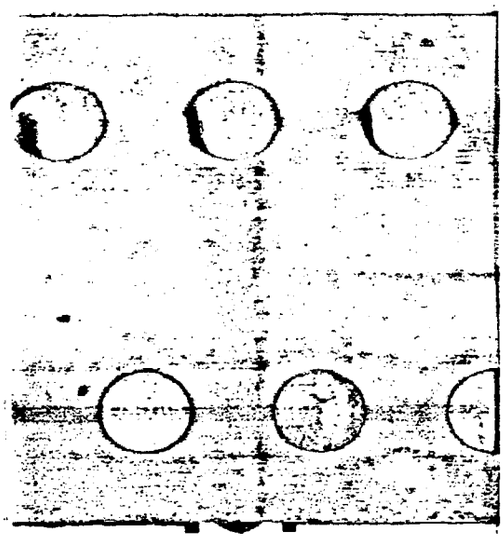
96 MAR 28 AM 9:41

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3446 03/29 0101 03CHECK

244.88





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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 632

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 63750.00
				CON TX 235.88
				PRFEE 1.00
				MTEED 8.00
				TOTAL 244.88
				CHECK 244.88
			03/28/96 01	09:44 0001 3446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164762 IDENTIF. ↑ REFERENCE

96 MAR 28 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1021462