PLEASE DO NOT PUBLISH---PLEASE DO NOT PUBLISH---PLEASE DO NOT PUBLISH---PLEASE DO NOT PUBLISH

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10073 PG 64

W & I Ref: (PWJr/cw) Title No: 37884
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leon Seidner 706 Lynnwood Blvd. Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: BM 01310, 130-07-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Millard D. Tomlin, Jr. and spouse, Shirley W. Tomlin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leon Seidner, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 208 on the Plan of Royal Oaks Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and shown on an unrecorded plan of said Subdivision, made by W. B. Southgate Surveyor, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, May 5, 1950, as follows:

BEGINNING at an iron pin in the easterly margin of Lynwood Boulevard, 25 feet south of the common corner of Lots 207 and 208, being the southwest corner of the property conveyed to Early M. McCann and wife, by deed from Royal Oaks Land Company, of record in Book 1555, page 243, said Register's Office; thence with McCann's southerly line, South 83° 26' east, 324.3 feet to an iron pin in the easterly line of Lot 208, 45 feet south of the common corner of Lots 207 and 208; thence with the easterly line of Lot 208, South 9° West, 67.5 feet to an iron pin, the northeast corner of the property conveyed to J. D. Lytton and wife, by deed of record in Book 1513, page 5, said Register's Office; thence South 89° 47' West 340.7 feet to an iron pin in the easterly margin of Lynwood Boulevard; thence with the margin of the same, North 15° 28' east 109 feet to the beginning.

BEING the same property conveyed to Millard D. Tomlin, Sr. and wife, Florence L. Tomlin, and Millard D. Tomlin, Jr. by Installment Deed from J. K. Goode and wife, Mary Hord Goode of record in Book 2042, page 206, Register's Office for Davidson County, Tennessee. Florence L. Tomlin died in Davidson County, Tennessee in 1957, her interest vesting in Millard D. Tomlin, Sr., as her surviving spouse. Millard D. Tomlin, Sr. died in Davidson County, Tennessee in 1980, and by his will of record in Will Book 130, Page 257, Probate Court for Davidson County, devised said property to Millard D. Tomlin, Jr., the only child of Millard D. Tomlin, Sr. and Florence L. Tomlin.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to an easement granted Early M. McCann and wife, by J. K.

Goode and wife, of record in Book 1916, page 317, said Register's Office, being an easement to lay and maintain a pipe line across the rear of the premises and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 706 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of May, 1996. BOOK 1073 PG 65

Millard D. Tomlin, Jr. — Shirley W. Tomlin

Millard D. Tomlin, Jr. **Shirley W. Tomlin**

State of Tennessee
County of Davidson

On this 30th day of May, 1996, before me the undersigned authority, personally appeared **Millard D. Tomlin, Jr.** and **Shirley W. Tomlin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

96 JUN -4 PM 1:31
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0188663

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 217,000.00

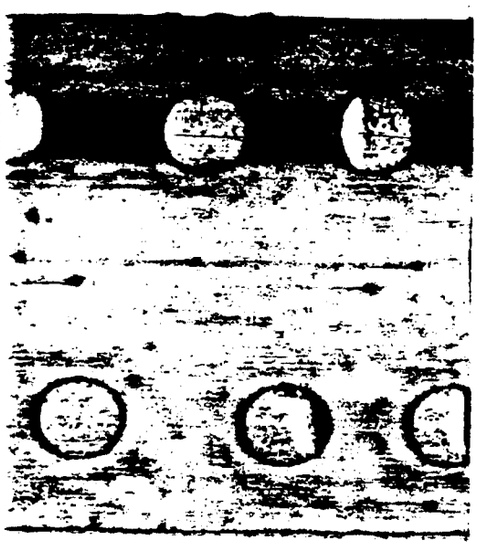
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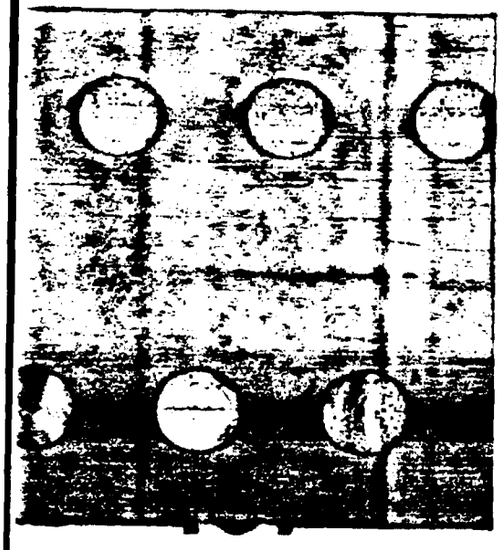
Sworn and subscribed before me on the 30th day of May, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

903 2 1034 03CHECK 811.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10073 PG 66

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
217000.00
CON TX 802.90
PRFEE 1.00
WDEED 8.00
TOTAL 811.90
CHECK 811.90

06/04/96 01 13:34 0001 9032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188663
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:31
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046908