File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10082 PG 746

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13829

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY C. PRICE	FIRST AMERICAN NATIONAL BANK	145=10
(NAME)	(NAME)	
5846 Merrimac Court	First American Center	16 & 19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37237	
(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, WILLIAM E. AYDELOTT AND WIFE, NANCY B. AYDELOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY C. PRICE AND HUSBAND, MARK T. SEITZ

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Tyne Valley Estates, Section 7, as of record in Book 3700, page 9, Register's Office for Davidson County, to which plan reference is made for a more complete description.

TRACT II:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 60 on the Plan of Tyne Valley Estates, Section VII, as of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the common corner of Lots 57 and 59, in the westerly line of Lot 60 on said plan; thence with the line between Lots 57 and 60, northwesterly 386.7 feet to a point; thence easterly 184.80 feet to the northerly line of Lots 60 and 61; thence with the line between said lots, southerly 434.1 feet to a point; thence westerly 200 feet to the point of beginning.

Being the same property conveyed to William E. Aydelott and wife, Nancy B. Aydelott by deed from Patricia C. McGinnis, unmarried of record in Book 9769, page 397, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 3700, page 9, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 5846 Merrimac Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of June, 19 96

William E. Aydelott
WILLIAM E. AYDELOTT

Nancy B. Aydelott BY William E. Aydelott
NANCY B. AYDELOTT
BY: WILLIAM E. AYDELOTT, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. AYDELOTT

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of June, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

96 JUN 11 AM 10:36
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01911475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10082 PG 747

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM E. AYDELOTT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said NANCY B. AYDELOTT and is authorized by the said NANCY B. AYDELOTT to execute this instrument on her behalf.

Witness my hand, at Office, this 6th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

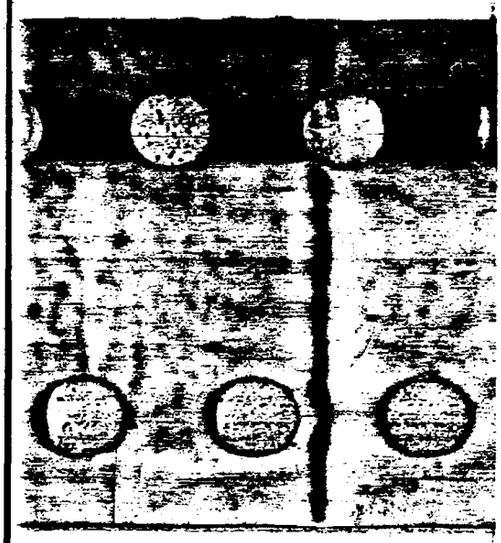
WARRANTY DEED

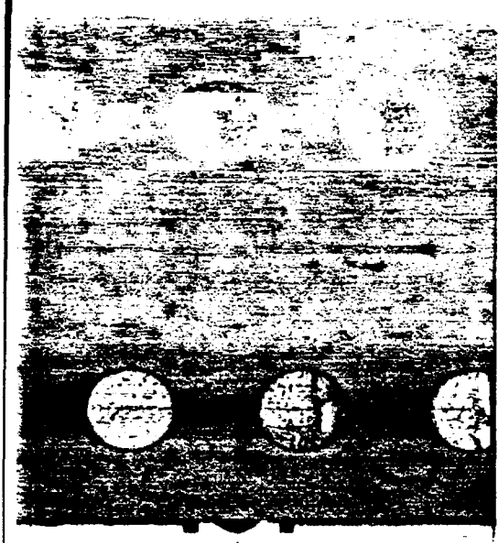
FROM WILLIAM E. AYDELOTT AND WIFE, NANCY B. AYDELOTT

TO MARY C. PRICE AND WIFE, MARK T. SEITZ

2112 06/11 0101 03CHECK 1211.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-9926





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

RECEIVED OF _____

FOR _____

BOOK 10082 PG 748

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	
				325000.00
			CON TX	1202.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1211.50
			CHECK	1211.50
06/11/96		01	10:39 0001	2112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191475
IDENTIF. ↑ REFERENCE

96 JUN 11 AM 10:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049950