31

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills to:
c/o Seaman Development Corp. 11540 Highway 92 East Seffner, Florida 33584	26-15, Par 20-21	c/o Seaman Development Corp. 11540 Highway 92 East Seffner, Florida 33584
This instrument prepared by: Dana Grutchfield, Rudnick & Wolfe 101 East Kennedy Boulevard, Suite #2000, Tampa, Florida 33602		

BOOK 10322 PG 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY TWO THOUSAND FIVE HUNDRED FIFTY and NO/100 DOLLARS ($242,550.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MORTON SEAMAN** (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **JEFFREY SEAMAN AS CUSTODIAN FOR MATTHEW RYAN SEAMAN**, under the Tennessee Uniform Transfer to Minors Act (the "**Grantee**"), Grantee's heirs and assigns, an undivided nineteen and eight-tenths percent (19.8%) interest as Tenant-In-Common in that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. All matters shown on Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF Florida
COUNTY OF Hillsborough

The actual consideration or value, whichever is greater, for this transfer if $242,550.00.

Dana Grutchfield
Affiant

Subscribed and sworn to before me this 31st day of December, 1996.

Marjorie Lynn Palmer
MY COMMISSION # CC556243 EXPIRES
August 27, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

Marjorie Lynn Palmer
Notary Public
My Commission Expires: 8/27/2000

D_G1187 07/10/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18th day of July, 1996, effective as of the 31st day of December, 1996.

By: _____
MORTON SEAMAN

STATE OF NEW YORK

COUNTY OF NASSAU

BOOK 10322 PG 44

Personally appeared before me, MARVIN R. LEVINE, Notary Public, MORTON SEAMAN, 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 18 day of July, 1996.

_____
Notary Public

My Commission Expires: _____

MARVIN R. LEVINE
NOTARY PUBLIC, State of New York
No. 30-7515975
Qualified in Nassau Co...
...Expires Ma... 9...

D_G1187 07/10/96

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Re-Plat of Rooms To Go Subdivision, of record in Book 9700, page 57, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morton Seaman, by deed of record in Book 9858, page 29, Register's Office, Davidson County, Tennessee.

BOOK 10322 PG 45

5566 01/16 0101 03CHECK 914.44

0264875

IDENTIF. A REFERENCE

97 JAN 16 PM 3:54

REGISTER
DAVIDSON COUNTY, TN.

D_G1193 07/10/96

EXHIBIT B

BOOK 10322 PG 46

1. 1996 S-C tax constitutes a lien, although not yet due and payable.

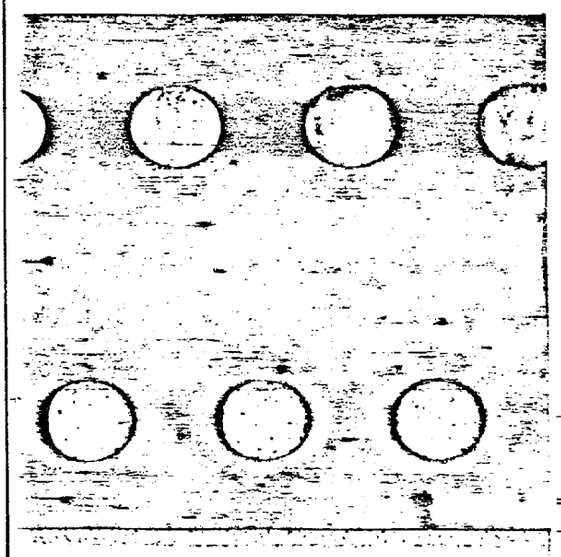
2. Grant of public utility easement of record in Book 8164, Page 761, Register's Office, Davidson County, Tennessee ("**Register's Office**").

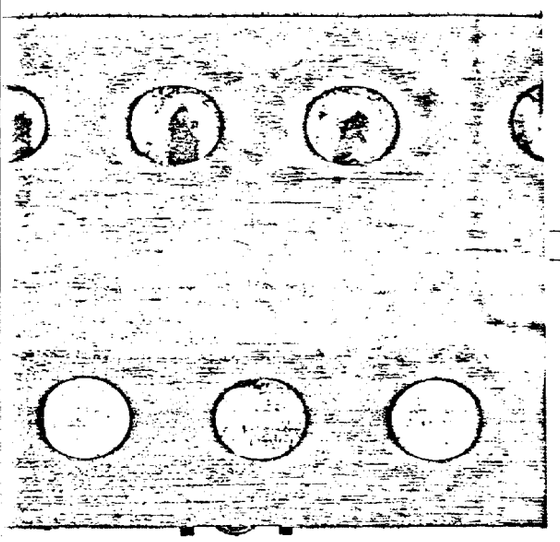
3. Agreement as to water line to Madison-Suburban Utility District of record in Book 8316, Page 448, amended in Book 8546, Page 376, Register's Office.

4. Sign lease granted to TVL Lamar Corporation, of record in Book 7765, Page 601, affecting Lot 1 only, Register's Office.

5. Easement for sewer granted William R. Rackley of record in Book 9502, Page 666, Register's Office.

6. All matters as shown on the Plan of record in Book 9700, Page 57, Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 10322 PG 47

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	
				242550.00
			CON TX	897.44
			PRFEE	1.00
			WDEED	16.00
			TOTAL	914.44
			CHECK	914.44
01/16/97	01		15:55 0001	5566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264875
IDENTIF. & REFERENCE

97 JAN 16 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1108066