BOOK 10401 PG 233

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38703
Dav. Co. File: Box 8

97 APR -2 AM 11:22
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0289823

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Bryan Seiters Amy Leigh Seiters 705 Branch Creek Road Nashville, Tennessee 37209	Freeman Webb Mortgage Corporation 545 Mainstream Drive, Suite 101 Nashville, TN 37228

TAX MAP-PARCEL NUMBERS: 103-06-205

4341 04/02 0101 03CHECK 571-40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 152000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry Eldon Gowens, Jr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Bryan Seiters and spouse, Amy Leigh Seiters,** 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 Lot No. 28 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, Register's Office for said County.

SAID Lot No. 28 fronts 90 feet on the northwesterly margin of Branch Creek Road and extends back 118.3 feet on the southwesterly line and 91.8 feet on the northeasterly line to a dead line in the rear, measuring 94 feet thereon.

BEING the same property conveyed to Larry Eldon Gowens, Jr., and wife, Robyne W. Gowens by deed from Jerry Alan Kennon and wife, Julie C. Kennon of record in Book 9315, Page 986, Register's Office for said County. The said Larry Eldon Gowens, Jr., and Robyne W. Gowens have since divorced. By Quitclaim Deed of record in Book 9651, Page 357, said Register's Office. The said Robyne W. Gowens conveyed her interest in subject property to Larry Eldon Gowens, Jr.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 705 Branch Creek Road, Nashville, Tennessee 37209

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 31st day of March, 1997.

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Larry Eldon Gowens Jr.

Larry Eldon Gowens, Jr.

State of Tennessee
County of Davidson

On this 31st day of March, 1997, before me the undersigned authority, personally appeared **Larry Eldon Gowens, Jr.**, 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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: $ 152000.00

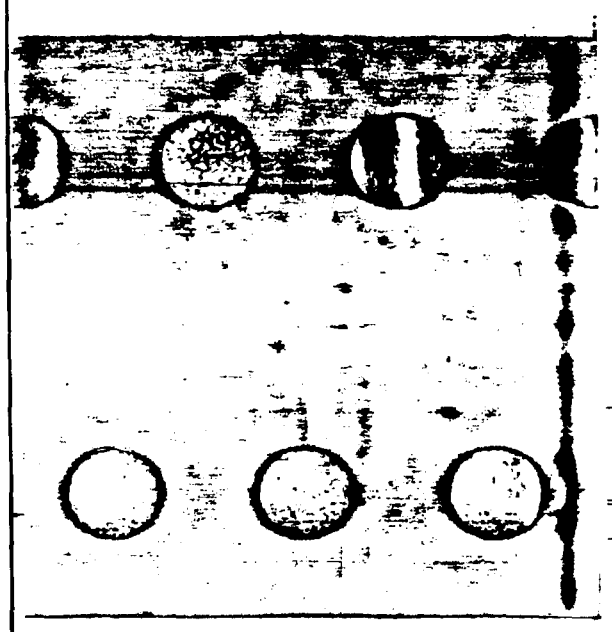
Affiant

Sworn and subscribed before me on the 31st day of March, 1997.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

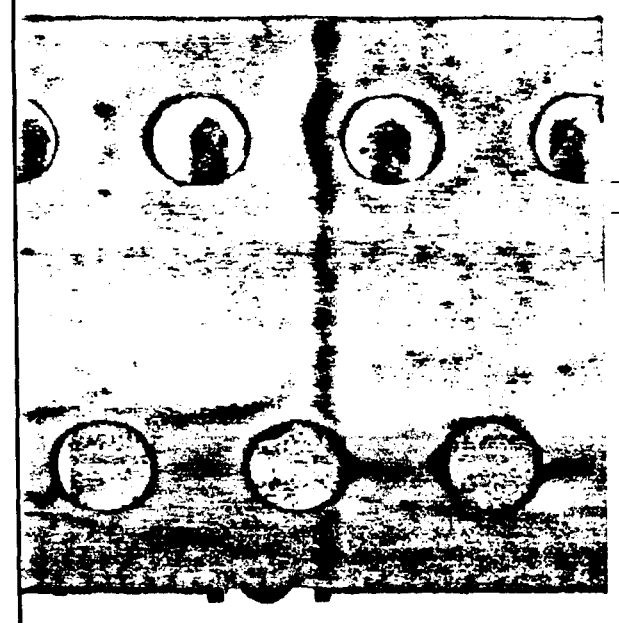
RECEIVED OF _____

FOR _____

BOOK 10401 PG 235

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 152000.00

CON TX 562.40

PRFEE 1.00

WDEED 8.00

TOTAL 571.40

CHECK 571.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/97 01 11:24 0001 4341

0289823

IDENTIF. ↑ REFERENCE

97 APR -2 AM 11:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134602