THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 99,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 1st day of April 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RACHEL ANNE SEIFERT 4605 Wyoming Avenue Nashville, Tennessee 37209	SAME	MAP 103-4 PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND FIVE HUNDRED AND NO/100---------- (S 99,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , J. W. HART, TRUSTEE, with full power and authority to sell without joinder of the beneficiary hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto RACHEL ANNE SEIFERT, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 of Block 4 on the Map of a part of Sylvan Park as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50.0 feet on the south side of Wyoming Avenue, formerly Sixth Avenue, and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to J.W. Hart, Trustee, with full power and authority to sell without joinder of the beneficiary, by deed from Clarence C. Nail and wife, Margaret H. Nail, of record in Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee.

0291111 IDENTIF. & REFERENCE

97 MAR -4 AM 11:07 DAVIDSON COUNTY, TN.

This is improved property known as 4605 Wyoming Avenue, 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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of part of Sylvan Park of record in Book 332 , page 104 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds himself, his successors and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of April, 19 97.

J. W. Hart, Trustee

J. W. HART, TRUSTEE

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 J. W. HART, TRUSTEE, the bargainor, 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.

* as Trustee

Witness my hand and official seal this 1st day of April, 19 97.

My Commission Expires: November 22, 1997

Notary Public

5797 04/04 0101 03CHECK 377.15

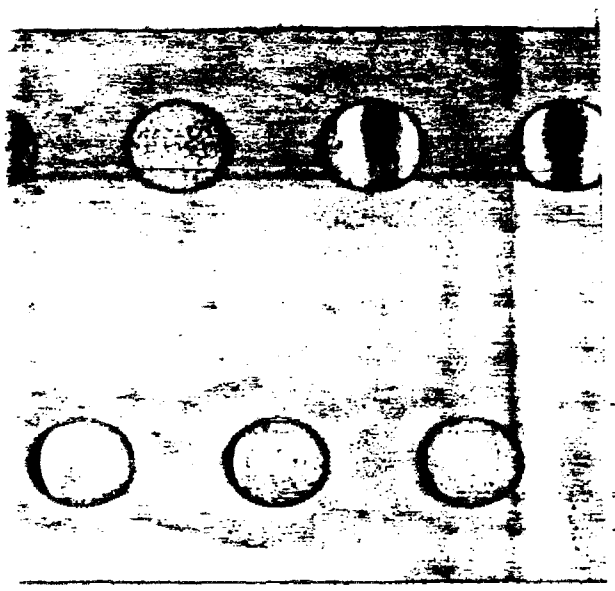
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

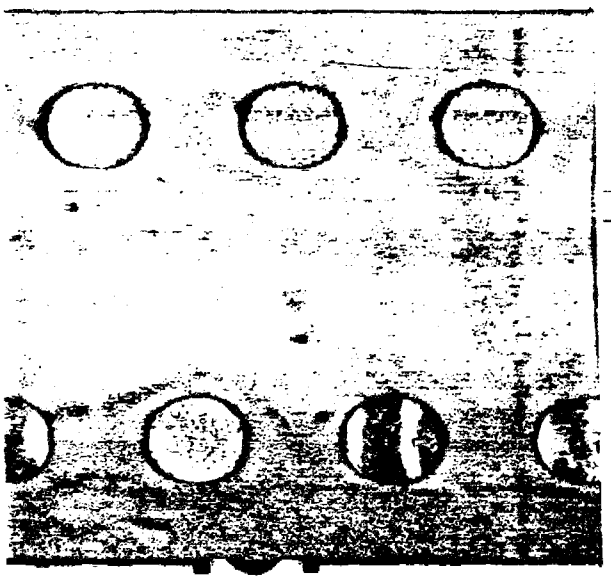
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10406 PG 471

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 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
TOTAL 377.15
CHECK 377.15

04/04/97 01 11:12 0001 5797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02911111
IDENTIF. ↑ REFERENCE

97 APR -4 AM 11:07

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1136042