BOX 15

BOOK 10417 PG 838

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL L. SEATON and wife, DEBRA L. WILKINSON SEATON,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto GAIL COMPTON SMITH AND CARNIE E. SMITH , HUSBAND AND WIFE hereinafter called the Grantees, their 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. 100 on the Plan of "Sheffield" on the Harpeth, Phase II, of record in Book 6900, page 410 and 411, Register's Office for said County, to which plat reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Michael L. Seaton and Debra L. Wilkinson, both unmarried, by deed from Randall Phillips Builders, Inc., of record in Book 7995, page 513, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions in Book 6925, page 900; Book 7145, page 954; Book 8505, page 598; Book 8747, page 97 and Book 9313, page 806; and all matters as shown on the recorded plat.

0294677

IDENTIFICATION REFERENCE

This is improved property known as: **8044 Claytie Circle, Nashville, TN 37221**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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 and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

WITNESS our hands this 18th day of March, 1997

Michael L. Seaton

Debra L. Wilkinson Seaton

BOX 15

BOOK 10417 PG 837

STATE OF Arkansas

COUNTY OF Pulaski

On this 19th day of March, 1997, before me personally appeared Michael L. Seaton, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Federal L. Taylor
NOTARY PUBLIC

My Commission Expires:
1 CBM 2005

STATE OF Tennessee

COUNTY OF Williamson

On this 18th day of March, 1997, before me personally appeared Debra L. Wilkinson Seaton, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Susan L Nicholds
NOTARY PUBLIC

My Commission Expires:

* *

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 1997.

Notary Public

My Commission Expires: 5/7/97

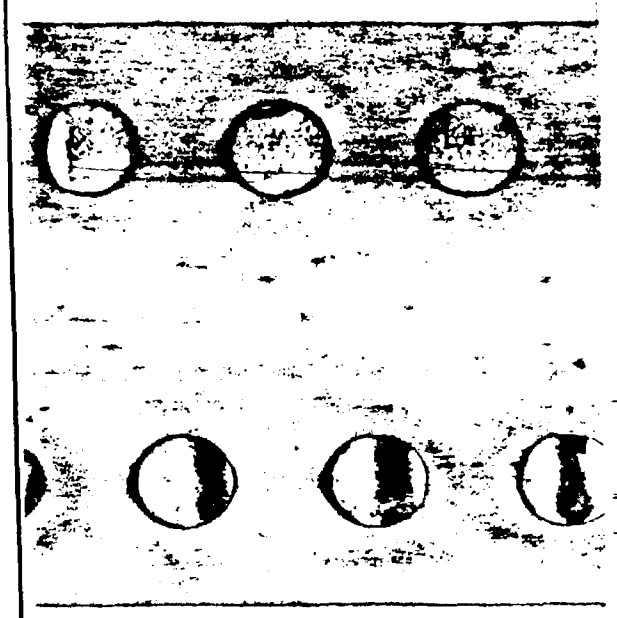
* *

ADDRESS NEW OWNER(S):
Gail Compton Smith
8044 Claytie Circle
Nashville, TN 37221

SEND TAX BILL TO:
NEW OWNER

MAP-PARCEL:
Map: 141-15
Group: D
Parcel: 100

9762 04/15 0101 02CHECK 712.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

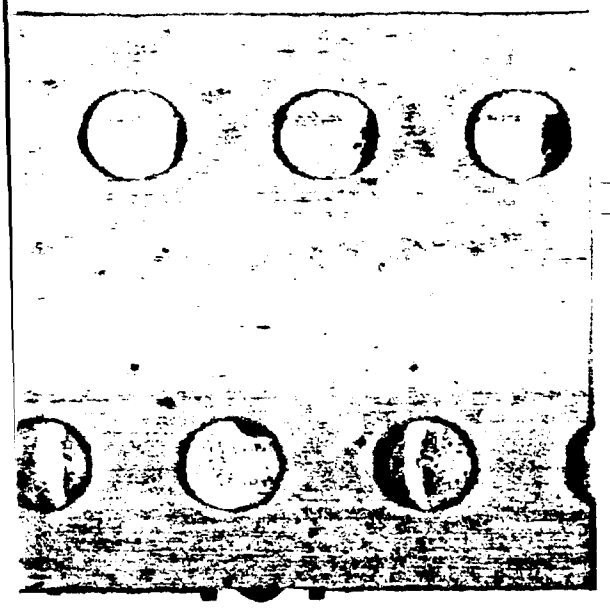
BOOK 10417 PG 838

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
190000.00
CON TX 703.00
PRFEE 1.00
WDEED 8.00
TOTAL 712.00
CHECK 712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/15/97 01 0001 9762



02946777

IDENTIF. & REFERENCE

No. 1139574