PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38788
Dav. Co. File: Box 8

97 MAY -1 PM 1:53
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
03001 63

BOOK 10437 PG 359

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth J. Spychalski Robyn M. Spychalski 6900 Collinswood Drive Nashville, Tennessee 37221	America's Wholesale Lender 750 Old Hickory Blvd., #286 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 155-08-C-209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 171000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas J. Seider and spouse, Regina M. Seider,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth J. Spychalski and spouse, Robyn M. Spychalski,** 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. 209 on the Plan of Poplar Creek, Phase II of record in Plat Book 6900, Pages 339-347, by amendment and change of survey monumentation, amended in Book 7900, Page 888, Register's Office for said County.

SAID Lot No. 209 fronts 80 feet on the easterly margin of Collinswood Drive and extends back 136.64 feet on the northerly line and 138.22 feet on the south line to a dead line in the rear, measuring 56.50 feet thereon.

BEING the same property conveyed to Thomas J. Seider and wife, Regina M. Seider by deed from William C. Demetree and Lee Chira of record in Book 9724, Page 893, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, and Book 9472, page 824, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 6900 Collinswood Drive, Nashville, Tennessee 37221

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 30th day of April, 1997.

Thomas J. Seider
Thomas J. Seider

Regina M Seider
Regina M. Seider

State of Tennessee
County of Davidson

BOOK 10437 PG 360

On this 30th day of April, 1997, before me the undersigned authority, personally appeared **Thomas J. Seider** and **Regina M. Seider**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

5839 05/01 0101 03CHECK 641.70

State of Tennessee
County of Davidson

AFFIDAVIT

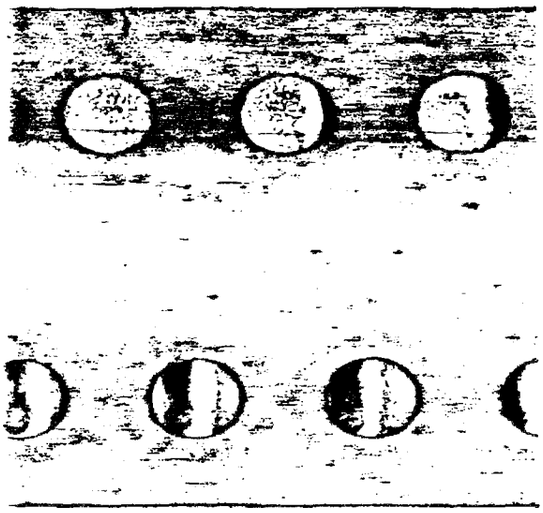
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 171000.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10437 PG 361

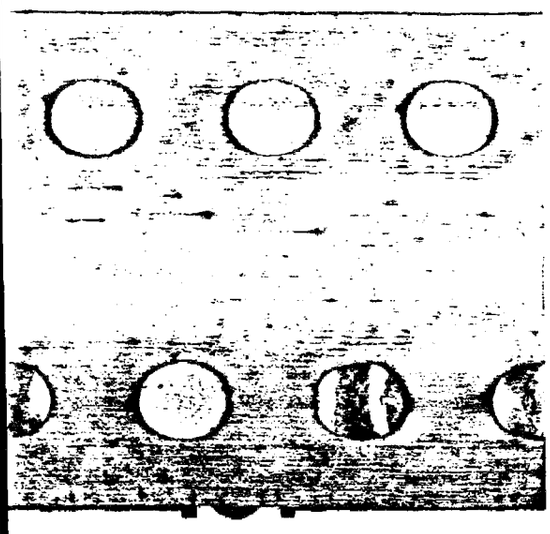
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 171000.00
CON TX 632.70
PRFEE 1.00
WDEED 8.00
TOTAL 641.70
CHECK 641.70

05/01/97 01 13:56 0001 5839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0300163
IDENTIF. & REFERENCE

97 MAY -1 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145925