WARRANTY DEED

BOOK 10478 PG 561

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Curtis F. Seals
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF May 19 97

Janet Flanagan
Notary Public

MY COMMISSION EXPIRES: April [illegible] 1998
(AFFIX SEAL)

WILSON CO. TENN. NOTARY PUBLIC JANET FLANAGAN

Maiol **THIS INSTRUMENT WAS PREPARED BY**
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis F. Seals (NAME)	Curtis F. and Debbie Seals (NAME)	MAP 84-12
27 Fairway Drive (ADDRESS)	221 NW Clearview Drive (ADDRESS)	PARCEL 77
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	CNTRL 3DZ42918

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MAX PATTON, unmarried and JAMES CANNON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CURTIS F. SEALS and wife, DEBBIE SEALS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 20 on the plan of Nicholhurst, not of record, and described according to a survey made by S.E. Davis, surveyor, November 24, 1945, as follows: Beginning on the easterly margin of Fairway Drive at a point 205.3 feet northerly from the northeast of said Fairway Drive and Selma Avenue, said point being the northwest corner of Lot No. 21 on said unrecorded plan; thence with the northerly line of said Lot No. 21 and Lot No. 23 eastwardly 215.2 feet to a point in the westerly line of Lot No. 24 on said plan; thence with the westerly line of said Lot northwardly 100 feet; thence north 86°30'west 189.1 feet to the easterly margin on said Fairway Drive; thence with the easterly margin of said drive, southwardly 103.7 feet to the beginning.

BEING the same property conveyed to Max Patton and James Cannon by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9010, Page 658, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 27 Fairway Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said 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, 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 hand & this 30th day of May 19 97

Max Patton
James Cannon
By: James Cannon by
Janet Flanagan, Attorney-in-fact
Janet Flanagan, attorney-in-fact

BOOK 10478 PG 562

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named Max Patton

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, a[illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of May

Commission expires 4/25/98

Louise N. Tynes
Notary Public

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JANET FLANAGAN as Attorney in Fact for JAMES CANNON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged the he/she is the Attorney in Fact of the make, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instument on behalf of the maker. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of May, 1997.

Louise N. Tynes
Notary Public
My Commission Expires: 4/25/98

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

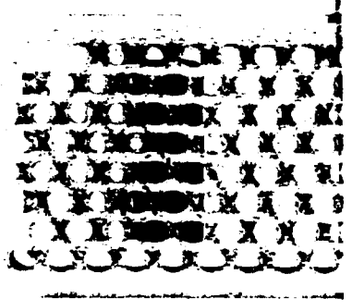
LEGAL DESCRIPTION CONTINUATION

JANET FLANAGAN executed this instrument on behalf of JAMES CANNON pursuant to a Power of Attorney which is being placed of record concurrently herewith.

BETTY CANNON spouse of James Cannon does not herein join in this conveyance being said property is not their primary residence.

8433 06/04 0101 03CHECK 316.40

IDENTIF. ↑ REFERENCE
03116611
97 JUN -4 AM 9:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10478 PG 564

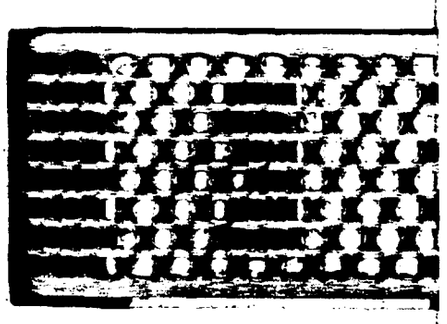
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 12.00
TOTAL 316.40
CHECK 316.40

06/04/97 01 09:07 0001 8433

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111661
IDENTIF. ◆ REFERENCE

97 JUN -4 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158359