Box 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10547 PG 760

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Thomas L. Seals Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 1997.

David Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Seals Sr.	Owner	148-15
(NAME) 759 Billeaux Rd	(NAME)	242
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **HEIRS OF IDA MAE SEALS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS L. SEALS SR.** 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 Davidson County, Tennessee, being Lot No. 54 on the Plan of Section 6, Apache Hills of record in Plat Book 5200, Page 173, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ida M. Seals by deed of record in Book 6993, Page 302, Register's Office for Davidson County, Tennessee. Ida M. Seals having since died testate as recorded in docket #97P87, Davidson County Probate Court. Ida M. Seals leaving as her sole heirs, Carl A. Seals, Jr., Thomas L. Seals, Susan L. McCall and Charles W. Seals. Carl A. Seals Jr., Susan L. McCall and Charles W. Seals are conveying their interest to the fourth heir, Thomas L. Seals, Sr.

This instrument is executed on behalf of Charles W. Seals and Susan L. McCall by Carl A. Seals, Jr. as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10547 Page 759, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 4105 Eastview Drive, Nashville, TN 37211
(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 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.

97 JUL 30 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0411 07/30 0101 03CHECK 245-80

Witness my/our hand(s) this 25th day of July, 1997.

Carl A. Seals, Jr.

Susan L. McCall by Carl A. Seals, Jr. Attorney-In-Fact

Charles W. Seals by Carl A. Seals, Jr. Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 7/25/97 before me personally appeared Carl A. Seals, Jr., the person who executed the foregoing instrument on behalf of Charles W. Seals and Susan L. McCall, and acknowledged that he executed the same as the free act and deed of the said Charles W. Seals and Susan L. McCall, through Power of Attorney granted him, by the said Charles W. Seals and Susan L. McCall.

Notary Public

Commission Expires:

NOTARY PUBLIC AT LARGE

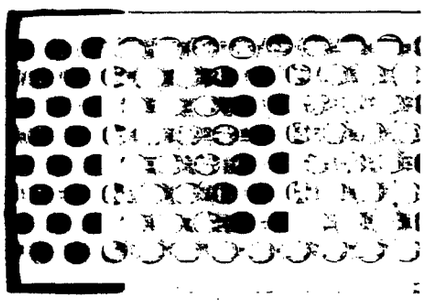
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Carl A. Seals, Jr. bargainor(s), 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.
Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 1997.

Commission Expires:_____

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD CO.



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

RECEIVED OF _____

FOR _____

BOOK 10547 PG 762

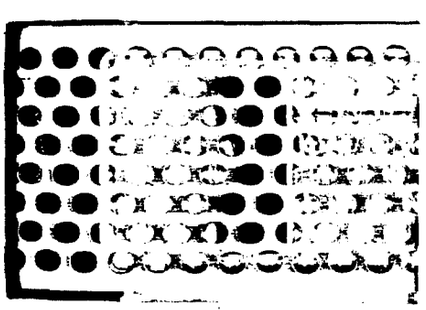
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

07/30/97 01 10:58 0001 0411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331701
IDENTIF. ↑ REFERENCE

97 JUL 30 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180055