THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 97. Notary Public MY COMMISSION EXPIRES: 5-5-99 (AFFIX SEAL)

BOOK 10582 PG 460

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay A. Seemann (NAME)	Franklin American Mortgage (NAME)	104-16-134
1912 Linden Avenue (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Cynthia Partlow Mellow and husband, David Mellow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay A. Seemann and wife, Heather J. Seemann

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 the easterly 50 feet of Lot No. 79 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 79 fronts 50 feet on the northerly margin of Linden Avenue and extends back between parallel lines 195 feet to a dead line.

BEING the same property conveyed to Cynthia Partlow and David Mellow, as joint tenants with rights of survivorship, by deed from William D. Fuson and spouse, Melanie S. Fuson, of record in Book 8117, page 560, Register's Office for Davidson County, Tennessee.

97 AUG 26 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1142 08/26 0101 03CHECK 682.40

IDENTIF. ↑ REFERENCE 034 1540

unimproved ( )
This is improved (X) property, known as 1912 Linden Avenue, Nashville, Tennessee 37212
(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 s this 22nd day of August, 19 97

Cynthia Partlow Mellow

Cynthia Partlow Mellow

David Mellow

David Mellow

BOOK 10582 PG 461

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 Cynthia Partlow Mellow and husband, David Mellow

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 19 97.

Commission expires 5-5-98

Notary Public

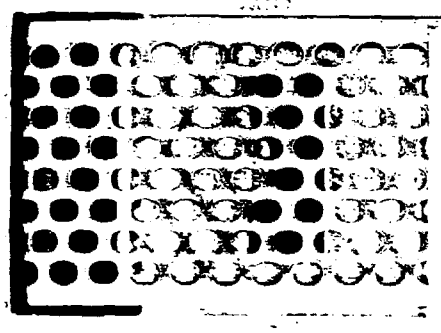
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 462

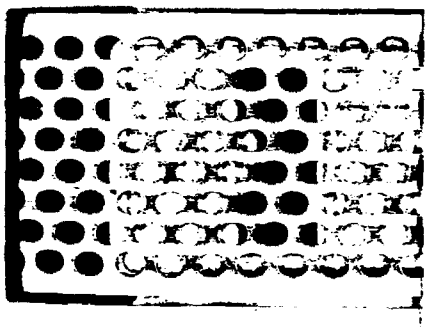
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 182000.00
CON TX 673.40
PRFEE 1.00
WDEED 8.00
TOTAL 682.40
CHECK 682.40

08/26/97 01 15:57 0001 1142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034 1540
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190660