PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **September, 1997** between BOBBY SELLERS and JACQUELYN SELLERS, HUSBAND AND WIFE, and MARY ANN SELLERS, A WIDOW, UNMARRIED, and ~~JEFFREY SCOTT SELLERS, UNMARRIED, KENNETH TODD SELLERS, MARRIED, WILLIAM RALPH SELLERS III, MARRIED, AND ANDREA LYNNE SELLERS WALKER, MARRIED~~, GRANTORs, and WALTER H. CARTER, TRUSTEE OF THE 816 ARGLE AVENUE TRUST, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BOBBY SELLERS and JACQUELYN SELLERS, HUSBAND AND WIFE and MARY ANN SELLERS, A WIDOW, UNMARRIED, and ~~JEFFREY SCOTT SELLERS, UNMARRIED, KENNETH TODD SELLERS, MARRIED, WILLIAM RALPH SELLERS III, MARRIED, and ANDREA LYNN SELLERS WALKER, MARRIED~~, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto WALTER H. CARTER, TRUSTEE OF THE 816 ARGLE AVENUE TRUST, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 816 ARGLE AVENUE, NASHVILLE, TN.

SANDI SELLERS, WIFE OF KENNETH TODD SELLERS, JAN SELLERS, WIFE OF WILLIAM RALPH SELLERS III, AND BRADLEY WALKER, HUSBAND OF ANDREA LYNNE SELLERS WALKER, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

~~JEFFREY SCOTT SELLERS~~

~~KENNETH TODD SELLERS~~

~~SANDI SELLERS~~

~~William R. Sellers III~~
~~WILLIAM RALTPH SELLERS III~~

~~Jan Sellers~~
~~JAN SELLERS~~

Bobby Sellers
BOBBY SELLERS
Signature of Seller

Jacquelyn Sellers
JACQUELYN SELLERS
Signature of Seller

Mary Ann Sellers
MARY ANN SELLERS
Signature of Seller

~~ANDREA LYNNE SELLERS WALKER~~

~~BRADLEY WALKER~~

INDIVIDUAL
STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BOBBY SELLERS**, the within named bargainor, 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 office in **DAVIDSON** County, this **11th** day of **September, 1997.**

Notary Public

My Commission Expires: 5/25/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JACQUELYN SELLERS**, the within named bargainor, 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 office in **DAVIDSON** County, this **11th** day of **September, 1997.**

Notary Public

My Commission Expires: 5/25/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARY ANN SELLERS**, the within named bargainor, 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 office in **DAVIDSON** County, this **11th** day of **September, 1997.**

Notary Public

My Commission Expires: 5/25/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0349836
IDENTIF. + REFERENCE

97 SEP 18 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10613 PG 204

Name and Address of Property Owner:

WALTER H. CARTER, TRUSTEE OF THE 816 ARGLE AVENUE TRUST
2200 21ST AVENUE SOUTH
NASHVILLE, TN 37212

Property Address:

816 ARGLE AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 51-04, PARCEL 159

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$39,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Walter H Carter, Trustee
Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **September, 1997.**

Denise C. Mills
Notary Public

DENISE C. MILLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

0004 09/18 0101 03CHECK 1c1.30

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County.

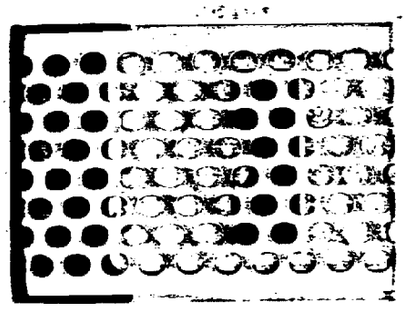
Said Lot No. 3 fronts 50 feet on the westerly side of Argle Avenue, and runs back 180.4 feet on the northerly line and 194.4 feet on the southerly line to a dead line, and measures 52.6 feet thereon.

Being the same property conveyed to Bobby Sellers and wife, Jacquelyn Sellers, and Ralph Sellers and wife, Frances Sellers, by Deed from Dorian E. and Frances C. Clark, of record in Book 3964, page 457, Register's Office for Davidson County, Tennessee. The said Frances Sellers having since died on October 12, 1972, her undivided one-half share vested in her surviving spouse, Ralph Sellers. Ralph Sellers died on November 6, 1987, testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 80957, his undivided one-half (1/2) interest in and to said property vested solely in his heirs, his two sons, Bobby C. Sellers, a/k/a Bobby Sellers, and William Ralph Sellers, Jr. William Ralph Sellers, Jr., subsequently conveyed an interest as tenants by the entirety to his wife, Mary Ann Sellers, by Quitclaim Deed of record in Book 7850, page 707, said Register's Office. William Ralph Sellers, Jr., since died, and the property vested by operation of law (his undivided one-half interest) in his surviving spouse, Mary Ann Sellers.

EXHIBIT "B"

1. All real property taxes for theyear 1997 and subsequent years notyet due and payable, (Map 51-04, parcel 159).

2. All matters as set forth on the Plan of record in Plat Book 843, page 7, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



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

RECEIVED OF _____

FOR _____

BOOK 10613 PG 206

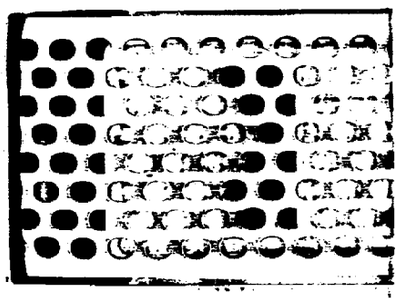
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 16.00
TOTAL 161.30
CHECK 161.30

09/18/97 01 10:43 0001 0004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0349836
IDENTIF. ↑ REFERENCE

97 SEP 18 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1199417