BOOK 10794 PG 332

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 98,500.00

Affiant

Subscribed and sworn to before me, this 12th day of February 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KRISTI L. SEEHAFER 800 Porter Road Nashville, Tennessee 37206	CTX MORTGAGE COMPANY P.O. Box 199000 Dallas, Texas 75219	MAP 83-6 PARCEL 211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 98,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JOHN B. McCLENNEN, unmarried

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KRISTI L. SEEHAFER, UNMARRIED

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly part of Lot "A" on the Plan of the First Subdivision of Brownsville of record in Book 21, page 112, Register's Office for Davidson County, Tennessee.

BEGINNING in the northeast corner of Gentry Avenue and Watkins Street, being the southwest corner of said Lot "A"; thence north with the east side of Gentry Avenue, 90.0 feet; thence at right angles, east to the westerly margin of Porter Pike, as widened; thence southwesterly with the westerly margin of said Pike to Watkins Street; thence west with the north margin of Watkins Street 60 1/2 feet, more or less, to the beginning.

BEING the same property conveyed to John B. McClennen by deed from Betty Jean Day, unmarried, of record in Book 9715, page 656, Register's Office for Davidson County, Tennessee.

3321 02/13 0101 03CHECK 373.45

This is improved property known as 800 Porter Road, Nashville, Tennessee 37206

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, her heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of The First Subdivision of Brownsville of record in Book 21, page 112, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of February, 19 98.

JOHN B. McCLENNEN

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 JOHN B. McCLENNEN, unmarried, the bargainor____, 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 this 12th day of February, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

IDENTIFICATION REFERENCE 0400610

98 FEB 13 AM 11:08

FELIX REGISTER DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 98500.00
CON TX 364.45
PRFEE 1.00
WDEED 8.00
TOTAL 373.45
CHECK 373.45

02/13/98 01 11:08 0001 3321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400610
IDENTIFICATION REFERENCE

98 FEB 13 AM 11:08

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1253836