26B

BOOK 10829 PG 906

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Jose R. Majano and	[CTX Mortgage Company]	]
[Franklin S. Paz	[P.O. Box 199000	] Map 106-14]
[Antioch, TN 37013	[Dallas, TX 75219	]Parcel 108.00]
[	[	]]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]
[98-02-4830		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Betty Jean Seay Todd, Barbara Ann Seay Britton, Myrtle Yvonne Seay Stoner, Virginia Ruth Seay Hill, William Alvie Seay, Paul Thomas Seay, and Tamatha Dianne Seay Byrum (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jose R. Majano, a single person and Franklin S. Paz, a single person (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 115 on the Map of Raymond Heights, as of record in Book 1424, page 141, Register's Office for said County.

Said Lot No. 115 fronts 108 feet on the north side of Lyle Avenue and runs back between lines 118 feet on the west line and 151.8 feet on the east line to a dead line in the rear, which is a broken line on which it measures 120 feet.

Being the same property conveyed to William E. Seay, Jr. and wife, Gracie T. Seay by Warranty Deed from Everette D. White and wife, Anna S. White of record in Book 1911, page 205, said Register's Office for Davidson County, Tennessee.

The said William E. Seay, Jr. has since died and upon his death, title was vested in Gracie T. Seay as the sole surviving tenant by the entirety. The said Gracie T. Seay has since died and her Last Will and Testament has been filed in the Probate Court of Davidson County, Tennessee, Case No. 96P1928 and in Will Book 210, page 284. The property conveyed herein passed at the death of Gracie T. Seay, pursuant to her Last Will and Testament to Betty Jean Seay Todd, Barbara Ann Seay Britton, Myrtle Yvonne Seay Stoner, Virginia Ruth Seay Hill, William Alvie Seay, Paul Thomas Seay, and Tamatha Dianne Seay Byrum in fee in equal shares.

William Alvie Seay was appointed as Personal Representative of the Estate of Gracie T. Seay by the Probate Court and joins in this conveyance to convey the interest of the Estate and his interest as Personal Representative to the Grantees named above.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 96 Lyle Lane, Nashville, Tennessee 37217.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $96,000.00.
[
[
[Subscribed and sworn to before me this
[6th day of March, 1998.
[
[
[My Commission Expires 10-12-99
[

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of March, 1998.

Betty Jean Seay Todd

Barbara Ann Seay Britton

Myrtle Yvonne Seay Stoner

Virginia Ruth Seay Hill

William Alvie Seay

Paul Thomas Seay

Tamatha Dianne Seay Byrum

William Alvie Seay, Personal Representative

040994S
IDENTIF. & REFERENCE

98 MAR -9 PM 3:38

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 Betty Jean Seay Todd, Virginia Ruth Seay Hill, William Alvie Seay, Paul Thomas Seay, and Tamatha Dianne Seay Byrum, the bargainors, 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, Davidson County, Tennessee, this 6th day of March, 1998.

Joseph V. Ferrell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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 William Alvie Seay, Personal Representative, 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 at Nashville, Davidson County, Tennessee, this 6th day of March, 1998.

Joseph V. Ferrell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TN **}**
COUNTY OF DAVIDSON**}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yvon Myrtle Yvonne Seay Stoner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, DAVIDSON COUNTY, **this** 6TH **day of** MARCH, **1998.**

Joseph V. Ferrell
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TN **}**
COUNTY OF DAVIDSON**}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Ann Seay Britton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

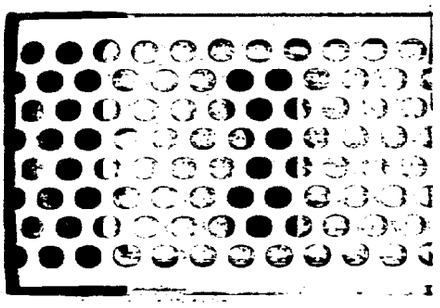
WITNESS my hand and official seal at NASHVILLE, DAVIDSON COUNTY, **this** 6TH **day of** MARCH, **1998.**

Joseph V. Ferrell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

3208 03/09 0101 03CHECK 368-20

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



RECEIVED OF _____

FOR _____

BOOK 10829 PG 909

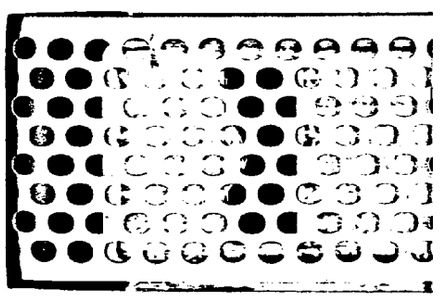
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 12.00
TOTAL 368.20
CHECK 368.20

03/09/98 01 15:36 0001 3208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0409945
IDENTIF. & REFERENCE
98 MAR -9 PM 3:38
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1263610