PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 10837 PG 14

W & I Ref: (sk) Title No: 39735
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles G. Seivers Bettye K. Seivers 505 Almonte Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-5-C-505

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 325,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard A. Osias and spouse, Judy B. Osias,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles G. Seivers and spouse, Bettye K. Seivers,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 505 of The Hillsborough Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 699 and as further set out in Exhibit "B" to the Master Deed & By-Laws of record in Book 6822, page 721, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Richard A. Osias and wife, Judy B. Osias by deed from Michael L. Joyce of record in Book 9615, page 956, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book , Page , said Register's Office, and to the matters set-forth in the referenced Condominium Plan of record.

The property herein conveyed is subject to terms and conditions of Storm Water Detention Agreement by and between Hillsborough and Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County of record in Book 6702, page 330, said Register's Office.

This is improved property, known as: 505 Almonte Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of March, 1998.

Richard A. Osias **Judy B. Osias**

State of Tennessee
County of Davidson

On this 9th day of March, 1998, before me the undersigned authority, personally appeared **Richard A. Osias** and **Judy B. Osias**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/15/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325000.00

Bettye K. Seviers
Affiant

Sworn and subscribed before me on the 12th day of March, 1998.

My Commission Expires: CHRISTY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

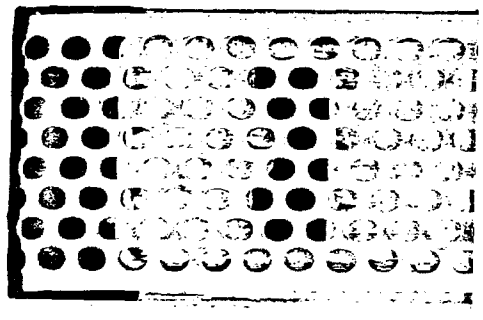
Notary Public

98 MAR 13 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5531 03/13 0101 03CHECK 1211-50

IDENTIF. ✦ REFERENCE
041 1946

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10837 PG 16

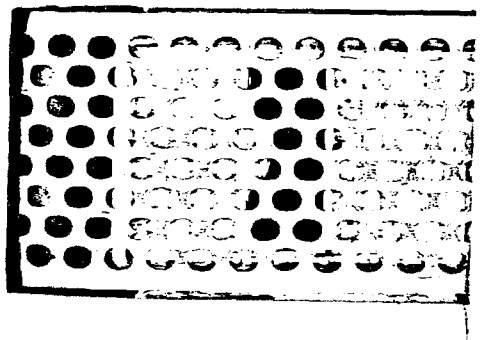
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK 1211.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/98 01 13:10 0001 5531



04 1 1946
IDENTIF. ↑ REFERENCE

R 13 PM 1:11
WILSON II REGISTER
DSON COUNTY, TN.

No. 1265906