THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

BOOK 10907 PG 251

0428 04/30 0101 03CHECK 564.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Affiant

Subscribed and sworn to before me this the 27 day of April, 1998.

My Commission Expires: 3/24/01

Notary Public

AMY BRYSON SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: / MORTGAGEE:
Damon Seale (Name)	same (Name)
6003 Tattersall Court (Street Address)	(Street Address)
Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, LARRY D. GARRIS and wife, MARY V. GARRIS, hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto DAMON SEALE and wife, TERRI SEALE, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, of Block "J" on the Map of Berry Hill Gardens, or record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 4 fronts 80 feet on the southerly side of Heather Place and runs back 121.7 feet on the East Line and 120.2 feet on the West line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Larry Garris by Deed of record in Book 7548, page 940, Register's Office for Davidson County, Tennessee.

This is improved property known as: 521 Heather Place
Nashville, TN 37204

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject to a 10 foot easement for Ingress, Egress and Regress along

the easterly margin of the subject property from Heather Place to the rear of Lot No. 25 of Block "J" on the Plan of Berry Hill Gardens as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee. Said easement being granted in Deed of record in Book 5663, page 446, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused their names to be affixed hereto on this 27th day of April, 1998.

LARRY D. GARRIS

MARY V. GARRIS

IDENTIF. + REFERENCE 04311439

98 APR 30 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 LARRY D. GARRIS and wife, MARY V. GARRIS, the bargainor(s), 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.

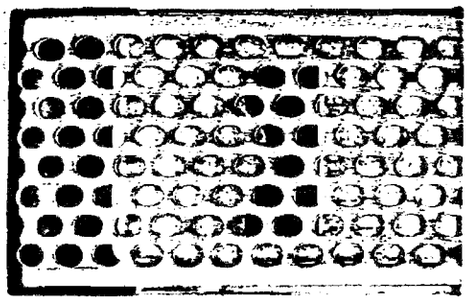
WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of April, 1998.

NOTARY PUBLIC

AMY BRYSON SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/01

H:GARRIS2.WD



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

RECEIVED OF _____

FOR _____

BOOK 10907 PG 253

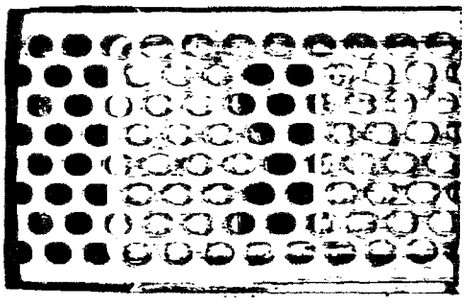
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

04/30/98 01 09:35 0001 0428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431439
IDENTIF. ↑ REFERENCE
98 APR 30 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286515