THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE) BOOK 10939 PG 57
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 183,500.00

Affiant

Subscribed and sworn to before me, this 18th day of May 1998

Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DOUGLAS G. LESSLY 2962 Primrose Avenue Nashville, Tennessee 37212	SUNTRUST BANK, NASHVILLE, N.A. P.O. Box 305110 Nashville, Tennessee 37230	MAP 117-3 PARCEL 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THREE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 183,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, I , MAUREEN G. SEABROOKS, UNMARRIED hereinafter called the Grantor , have bargained and sold, and by these presents do transfer and convey unto DOUGLAS G. LESSLY AND WIFE, JEAN RAINES LESSLY hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of the property described in Deed Book 2752, page 457, Register's Office for Davidson County, Tennessee, described according to a survey made by Bruce Rainey and Associates, dated April 17, 1978, as follows:

BEGINNING at a point in the westerly margin of Primrose Avenue, formerly Hazelwood Avenue, said point being 200.0 feet southerly from the intersection of said Avenue with Cedar Lane; thence westwardly 87.0 feet to an iron pin in the margin of Allen's easterly line 196.0 feet to a point; thence westwardly 87.5 feet to a point; thence southwardly 9.5 feet to a point; thence eastwardly 200.8 feet to a point; thence northwardly 329.3 feet to the point of beginning.

BEING the same property conveyed to Maureen G. Seabrooks by deed from Anita Hays, unmarried, of record in Book 8426, page 627, Register's Office for Davidson County, Tennessee.

9675 05/20 0101 03CHECK 687.95

This is improved property known as 2962 Primrose Avenue, Nashville, Tennessee 37212

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 s , their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s 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 _____ of record in Book _____ , page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of May, 19 98.

Maureen G. Seabrooks

MAUREEN G. SEABROOKS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MAUREEN G. SEABROOKS, UNMARRIED, 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 this 18th day of May, 1998.

Mitchell A. Watts

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

044042
IDENTIFICATION REFERENCE
98 MAY 20 AM 9:44
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10939 PG 59

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	
				183500.00
			CON TX	678.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	687.95
			CHECK	687.95
05/20/98		01	09:45 0001	9675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440142
IDENTIF. & REFERENCE
98 MAY 20 AM 9:44
REGISTER
DAVIDSON COUNTY, TN.

No.1295659