NAME AND ADDRESS OF NEW OWNER:
Jeff T. Seat and Roger G. Seat
14838 Old Hickory Boulevard
Antioch, Tennessee 37013

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 82-8
Parcel 339 19W-18989

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, E. R. Buchi, Sr., a widower, d/b/a Erban Realty, by and through their lawful attorney-in-fact, Julian N. Fotre, III, has this day bargained and sold and does hereby transfer and convey unto Jeff T. Seat and Roger G. Seat, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being the southerly 150 feet of Lot 16 of Block "G" on the Plan of Eastwood Addition as of record in Book 332, page 63, of the Register's Office for Davidson County, Tennessee. Lot 16 fronts 50 feet on the northerly side of Maxwell Avenue and runs back northwardly between parallel lines with the easterly margin of McFerrin Avenue 150 feet to a dead line. Excepting that part thereof heretofore taken by the City of Nashville for street widening purposes which excepted tract fronts 5.2 feet on the northwardly side of Maxwell Avenue and runs back along the easterly side of McFerrin Avenue the full depth of the lot about 150 feet.
>
> Being the same property conveyed to Erban Realty by deed from Elijah Patton and wife, Peggy C. Patton, appearing of record in Book 6545, page 616, of said Register's Office.
>
> This conveyance is subject to a Deed of Trust of record in Book 7748, page 779, of said Register's Office securing an indebtedness in the original amount of $8,500.00 payable to Metropolitan Development and Housing Agency, which indebtedness the grantees assumes and agrees to pay as and when due. This conveyance is further subject to all easements, reservations, restriction and conditions of record and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 937 Maxwell Avenue, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 1998 real property taxes,

which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 1st day of September, 1998.

E. R. Buchi, Sr. d/b/a Erban Realty

By: Julian N. Fotre

Julian N. Fotre, III, Attorney-in-fact for E. R. Buchi, Sr.

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 1st day of September, 1998, before me personally appeared Julian N. Fotre, III, to me known to be the person who executed the foregoing Warranty Deed in behalf of E. R. Buchi, Sr., acknowledged that he executed the same as the free act and deed of said E. R. Buchi, by virtue of a Power of Attorney duly executed by the said E. R. Buchi and being filed for record immediately prior to this instrument.

1st WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 1998.

George H. White
Notary Public

My commission expires: 3/25/02

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 86,500.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 1st day of September, 1998.

George H. White
Notary Public

My commission expires: 3/23/02

0483827
IDENTIF. & REFERENCE
98 SEP -3 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6388 09/03 01:01 03CHECK 146.05

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

RECEIVED OF _____

FOR _____

BOOK 11097 PAGE 685

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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 146.05
CHECK 146.05

09/03/98 01 09:50 0001 6388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0483827
IDENTIF. ↑ REFERENCE

98 SEP -3 AM 9:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1341827