BOOK 11098 PAGE 125

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

HIS 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. 82-3
Parcel 277 2DW-19720

98 SEP -3 AM 10:34

DAVIDSON COUNTY, TN.

0483913

INSERT # REFERENCE

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., by and through his lawful attorney-in-fact, Julian N. Fotre, III, and Richard O. Quill, Jr., by and through his lawful attorney-in fact, Julian N. Fotre, III, have this day bargained and sold and do hereby transfer and convey unto Jeff T. Seat, his 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 Lot No. 10 on Crutcher Brothers Plan as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 50 feet on the easterly side of Meridian Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to E. R. Buchi by deed from Robert W. Parkhurst and wife, Sandra H. Parkhurst, appearing of record in Book 6933, page 773, of said Register's Office. E. R. Buchi later conveyed Gloria B. Quill an 80% undivided interest in the subject property by deeds of record in Book 9880, page 692, and Book 10023, page 48, both of record in said Register's Office. Gloria B. Quill is now deceased and by the terms of her Last Will and Testament the above property was devised in fee simple to her husband, Richard O. Quill, Jr.
>
> This conveyance is subject to a Deed of Trust of record in Book 7075, page 57, of said Register's Office securing an indebtedness in the original amount of $5,000.00 payable to Metropolitan Development and Housing Agency, which indebtedness the grantee 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 1119 Meridian Street, Nashville, Tennessee 37207.

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

The undersigned covenant with the said grantee 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 grantee 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 grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

Richard O. Quill, Jr.

By: Julian N. Fotre
Julian N. Fotre, Attorney-in-fact for
Richard O. Quill, Jr.

E. R. Buchi, Sr.

By: Julian N. Fotre III
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.

Notary Public

My commission expires: 3/25/02

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 Richard O. Quill, Jr. acknowledged that he executed the same as the free act and deed of said Richard O. Quill, Jr., by virtue of a Power of Attorney duly executed by the said Richard O. Quill, Jr. 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.

Notary Public

My commission expires: 3/25/02

AFFIDAVIT

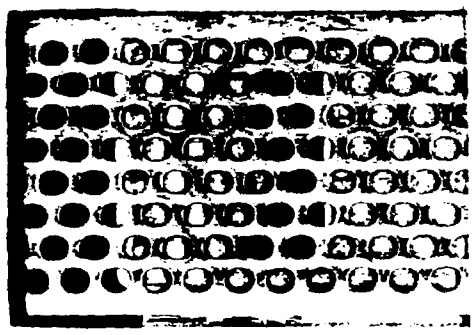
I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $33,000.00, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My commission expires: 3/25/02



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

RECEIVED OF _____

FOR _____

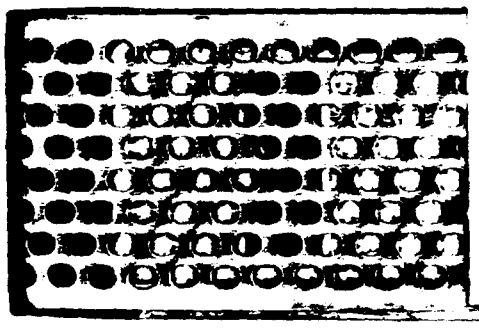
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 133.10
CHECK 133.10
09/03/98 01 10:35 0001 6476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0483913
IDENTIF. ↑ REFERENCE

98 SEP -3 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1341914