BOOK 11139 PAGE 575

98 OCT -2 PM 2:13
JILL GAINES REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0495408

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

W & I Ref: (mec) Title No: 40332
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jay C. Cloud Katharine R. Cloud 1912 Linden Avenue Nashville, TN 37212	First American National Bank First American Center Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 104-16-134

WARRANTY DEED

8787 10/02 0101 03CHECK 749.15

FOR AND IN CONSIDERATION of the sum of **$ 199500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay Seemann and spouse, Heather Seemann,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jay C. Cloud and spouse, Katharine R. Cloud,** 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:**

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 79 on the plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

SAID part of Lot No. 79 fronts 50 feet on the northerly margin of Linden Avenue and extends back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Jay A. Seemann and wife, Heather J. Seemann by deed from Cynthia Parthow Mellow and husband David Mellow of record in Book 10582, page 460, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan, of record in Plat Book 332, Page 117, said Register's Office. And easement for overhang encroachment of record in Book 5659, page 595.said Register's Office.

This is improved property, known as: 1912 Linden Avenue, Nashville, TN 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, 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 1st day of October, 1998.

Jay Seemann

Heather Seemann

State of Tennessee
County of Davidson

On this 1st day of October, 1998, before me the undersigned authority, personally appeared **Jay Seemann** and **Heather Seemann**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 199500.00

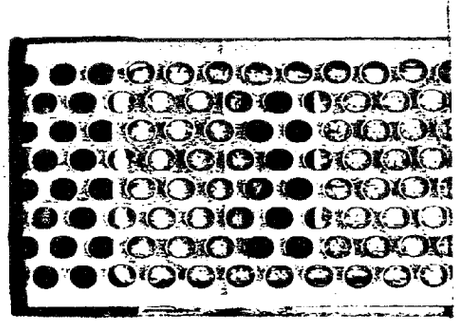
Affiant

Sworn and subscribed before me on the 1st day of October, 1998.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public



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

RECEIVED OF _____

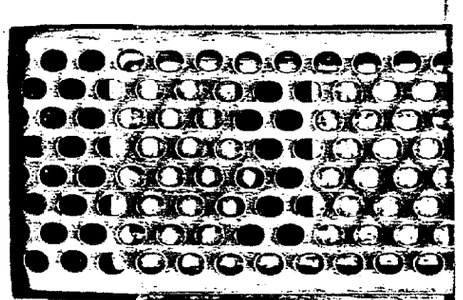
FOR _____

BOOK 11139 PAGE 577

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 199500.00
				CON TX 738.15
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 749.15
				CHECK 749.15
10/02/98	01			14:15 0001 8787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0495408
IDENTIF. & REFERENCE

98 OCT -2 PM 2:14

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354070