NAME AND ADDRESS OF NEW OWNER:
Jeffrey Thomas 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. 082-03-0
Parcel 422.00

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 (a/k/a E. R. Buchi, Sr.) by and through his lawful attorney-in-fact, Julian N. Fotre, III, has this day bargained and sold and does hereby transfer and convey unto Jeffrey Thomas Seat, unmarried, 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. 30 on the map of J. M. Eatherley's Addition to East Nashville as of record in Book 57, page 138, Register's Office for said County.
>
> Said Lot No. 30 fronts 50 feet on the north side of Cleveland Street and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to E. R. Buchi, by deed from David Lee Garrett and wife, Dorothy J. Garrett, appearing of record in Book 5048, page 603, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, easements, reservations and covenants of record in said Register's Office; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 321 Cleveland 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 14th day of October, 1998.

E. R. Buchi

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

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 14th day of October, 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, 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 recorded immediately prior to this instrument.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 14th day of October, 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 $24,750.00, 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 14th day of October, 1998.

George H. White
Notary Public

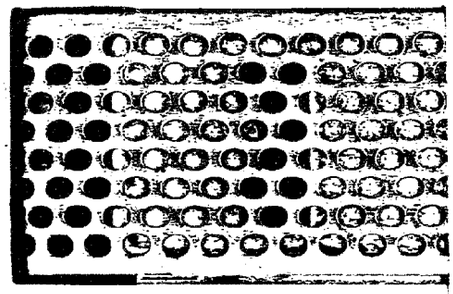
My commission expires: 3/25/02

0500674
IDENTIF. ↑ REFERENCE

98 OCT 16 PM 1:59
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4385 10/16 0101 02CHECK 102-58



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

RECEIVED OF _____

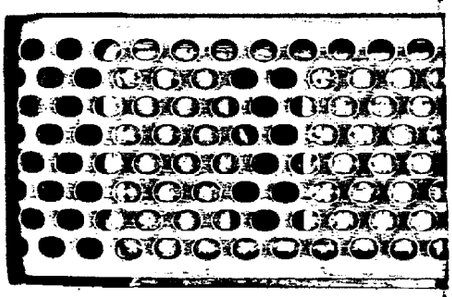
FOR _____

BOOK 11159 PAGE 115

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 24750.00
				CON TX 91.58
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 102.58
				CHECK 102.58
			10/16/98 01	14:01 0001 4385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0500674
IDENTIF. ↑ REFERENCE

98 OCT 16 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1359613