WARRANTY DEED

BOOK 11477 PG. 885

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

X David Seat Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 8/20/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Seat, Jr. (NAME)	Guaranty Trust Company (NAME)	148-06-0-053.00
3827 Syfert Street (ADDRESS)	640 Broadmor Blvd., Ste. 100 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Louis A. Pieratt and wife, Dana Lynn Raines Pieratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Seat, Jr. and wife, Mandy Seat

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 65 on the Plan of Murray Heights, of record in Plat Book 2663, Page 37, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Louis A. Pieratt and wife, Dana Lynn Raines Pieratt by deed of record in Deed Book 8244, Page 177, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

0586668
IDENTIFICATION REFERENCE

FILED
MAY 13 PM 1:58
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3827 Syfert Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand & this 23rd day of April, 19 99

Louis A. Pieratt

Dana Lynn Raines Pieratt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis A. Pieratt and wife, Dana Lynn Raines Pieratt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 23rd day of April 19 99

Commission expires 8/20/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RECORDED 1999 APR 26 08:55 AM
272-2275

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11477 PG. 887

0586668

IDENTIFICATION REFERENCE

99 MAY 13 PM 1:59

REGISTER
DAVIDSON COUNTY, TN.

CAMT	97900.00
CON TX	362.23
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	373.23
CHECK	373.23

05/13/99 01 14:02 0001 5719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460358