#5720 . File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7170 PAGE 32

MORTGAGEE AND

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK TYLER SEITZ	EMPIRE OF AMERICA REALTY CREDIT	Map 130-11
(NAME)	(NAME)	
4305 Forsythe Place	Two Empire Plaza, 100 Senaca St.	Parcel 29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Buffalo, New York 14203	F.B. #BM8724
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, HENRY CARL HARTMAN, III and wife, DEBORAH L. HARTMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK TYLER SEITZ and wife, MARY CORNELIA PRICE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 9 on the Plan of (Revised) The New Golf Club Subdivision, as of record in Plat Book 421, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Henry Carl Hartman, III and wife, Deborah L. Hartman by deed from Bill G. Looper and wife, Carolyn J. Looper of record in Book 7115, page 276, said Register's Office.

This conveynace is subject to: (1) 1987 taxes which have been prorated and assumed by the Grantees herein; (2) Restrictions in Book 653, page 112; (3) Easement in Book 5787, page 462; and (4) All matters appearing on the plan of record in Plat Book 421, page 112, said Register's Office.

0 4 5 2 0

IDENTIFICATION REFERENCE

MAR 17 8 54 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 4305 Forsythe Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of March, 19 87

Henry Carl Hartman III
~~HENRY CARL HARTMAN, III~~

Deborah L. Hartman
~~DEBORAH L. HARTMAN~~

This instrument prepared by

BOOK 7170 PAGE 33

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY CARL HARTMAN, III and wife, DEBORAH L. HARTMAN

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 Nashville, Tennessee this 13th day of March 1987.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 1987.

MY COMMISSION EXPIRES: 1/10/88 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HENRY CARL HARTMAN, III and wife, DEBORAH L. HARTMAN

TO

MARK TYLER SEITZ and wife, MARY CORNELIA PRICE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

This Instrument prepared by:
Empire of America Realty Credit Corp.

LN#21130-02074

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

150000.00- CAMT.
420.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 426.50-
2558A03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045520

IDENTIFICATION REFERENCE

MAR 17 8 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57663