PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh)
(PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 77900.00

Affiant

Sworn and subscribed before me this 30th day of September, 1991.

Notary Public

My Commission Expires: Sept 16, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**ADDRESS NEW OWNER:**
H. Edward Seaton, Jr.
5025 Hillsboro Road #B-5
Nashville, TN 37215

**MORTGAGEE:**
NONE

**MAP-PARCEL NUMBERS**
131-1-D-27

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne McShane Adams and spouse, John Adams,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **H. Edward Seaton, Jr. and spouse, Evelyn G. Seaton,** 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:**

Unit No. 27 on the plan of Georgetown Apartments , a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Anne McShane Adams by deed from Sovran Bank/Central South, Trustee (formerly known as Commerce Union Bank) under the will of James W. Napier, Jr. of record in Book 8006, Page 804, 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..

Subject to provisions of the Master Deed and By-Laws contained in instrument(s) of record in Book 5211, Page 325, as amended in book 5616, Page 133, Book 6079, Page 516, said Register's Office.

5.1412

IDENTIFICATION REFERENCE

Oct 2 11 17 AM '91

**This is improved property, known as:** 5025 Hillsboro Road #B-5, Nashville, TN 37215

**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 30th day of September, 1991.

Anne McShane Adams

**Anne McShane Adams, By:Patsy Bradshaw, Atty-In-Fact**

John Adams

**John Adams, By: Patsy Bradshaw, Atty-In-Fact**

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 **Patsy Bradshaw** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anne McShane Adams and John Adams**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1991.

Christy Williamson
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Anne McShane Adams and John Adams**

**TO: H. Edward Seaton, Jr. and Evelyn G. Seaton**

# AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Patsy Bradshaw
**Patsy Bradshaw, Affiant**

Sworn to and subscribed before me this

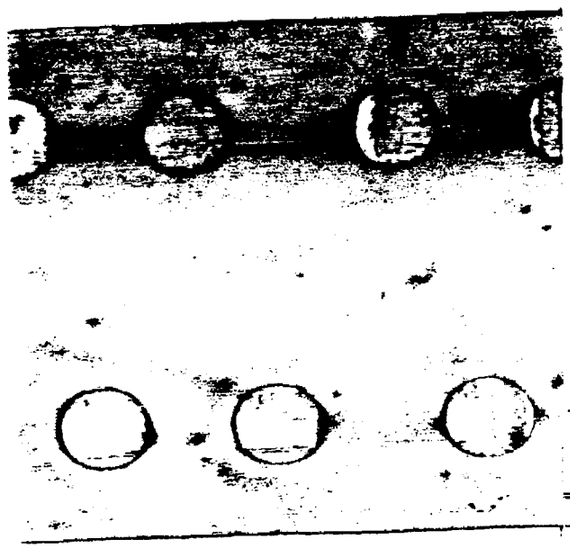
30th day of September, 1991.

Christy Williamson
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9466 10/02 0101 03CHECK 295.23



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

RECEIVED OF _____

FOR _____

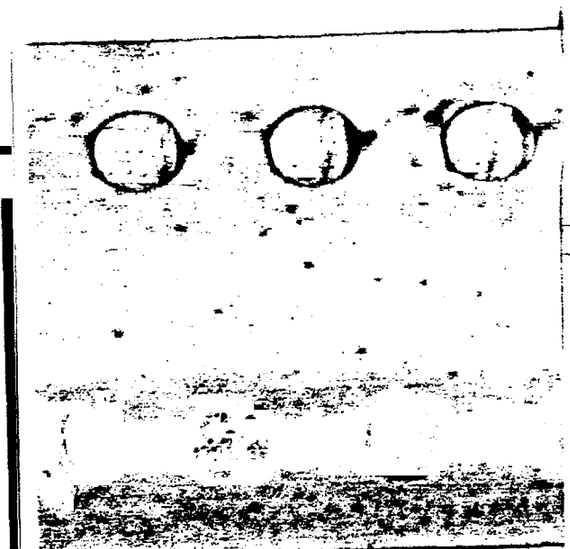
BOOK 8455 PAGE 294

| | | |
|---|---|---|
| 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 77900.00
CON TX 288.23
PRFEE 1.00
WDEED 6.00
TOTAL 295.23
CHECK 295.23

10/02/91 01 11:18 0001 9466



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1.4.1.2.

IDENTIFICATION REFERENCE

OCT 2 11 17 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 464286