This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9301 PAGE 104

ADDRESS NEW OWNER:
Todd A. Seward
936 Wemberton Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 108-4
PARCEL 44
3D 85764

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Nathan L. Petway and wife, Deborah R. Petway, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd A. Seward, unmarried , 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:

BEING Lot 79 on the Plan of Larchwood, Section 2, of record in Book 5200, Pages 207 & 208, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nathan L. Petway and wife, Deborah R. Petway , by deed from James E. Williams and wife, Melinda L. Williams of record in Book 6717, Page 666, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5479, Page 443, revised in Book 5681, Page 532, amended in Book 5688, Page 696 and further revised in Book 6011, Page 130, said Register's Office.

This conveyance is subject to public utility easement and minimum building setback line of record in Book 5200, Pages 207 & 208, said Register's Office.

This is improved property known as 936 Wemberton Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd A. Seward, unmarried, their heirs and assigns, forever; and we, Nathan L. Petway and wife, Deborah R. Petway 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

35087
IDENTIF. ◆ REFERENCE
96 MAR -5 AM 10:49
REGISTER
DAVIDSON CO. TN.

9697 04/05 0101 03CHECK 267.63

Witness our hands this the 31st day of March, 1994.

Nathan L. Petway

Deborah R. Petway

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nathan L. Petway and wife, Deborah R. Petway the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 69,900.00.

AFFIANT

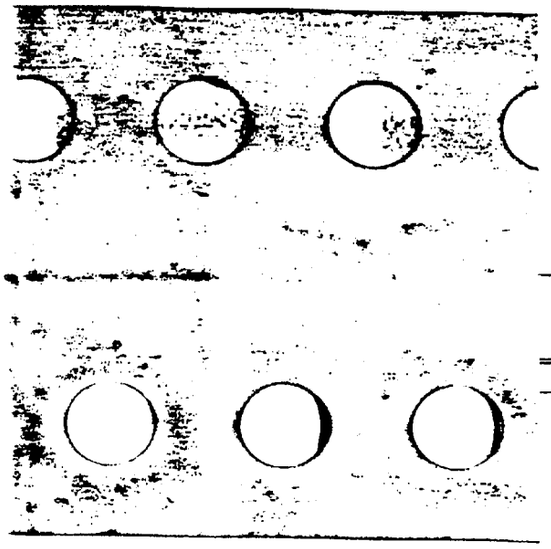
Subscribed and sworn to before me this 31st day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 7-1-97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



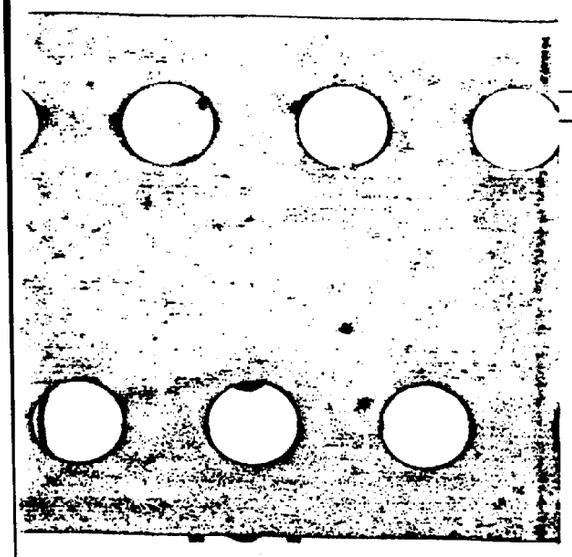
RECEIVED OF _____

FOR _____

BOOK 9301 PAGE 106

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 67900.00
				CON TX 258.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 267.63
				CHECK 267.63
04/05/94	01			10:50 0001 9697



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35087
IDENTIF. ↑ REFERENCE

94 APR -5 AM 10:49

REGISTER
DAVIDSON CO., TN.

No. 774951