48
Realty

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Jeffrey S. Seeman
4230 North Chapel Rd.
Franklin TN 37064

SEND TAX BILL:
Express America Mortgage Co.
3490 Piedmont Rd. NE 910
Atlanta, GA 30305

MORTGAGEE:

MAP AND PARCEL:
MAP 149-11-0
GROUP
PARCEL A-63 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael D. Ellson, Jr., and wife, Mary K. Ellson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey S. Seeman, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 63 on the Plan of Rice Hill, Phase 3, of record in Book 6900, page 292, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael D. Ellson, Jr., and wife, Mary K. Ellson, by deed from Leader Federal Bank for Savings of record in Book 8343, page 103, Register's Office for Davidson County, Tennessee.

This is improved property known as 1433 Rice Hill Circle, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey S. Seeman, his heirs and assigns, forever; and we, Michael D. Ellson, Jr., and wife, Mary K. Ellson, do covenant with the said Grantee 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 Grantee, his 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.

Witness our hands this the 2nd day of August, 1994.

Michael D. Ellson JR.
Michael D. Ellson, Jr.

Mary K. Ellson
Mary K. Ellson

78347
IDENTIFICATION REFERENCE

94 AUG -4 PM 2:59
FILED
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9428 PAGE 930

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael D. Ellson, Jr., and wife, Mary K. Ellson, 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 Brentwood, Tennessee, this the 2nd day of August, 1994.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 6-28-95

4786 08/04 0101 03CHECK 286.50

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

RECEIVED OF _____

FOR _____

BOOK 9428 PAGE 931

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

08/04/94 01 14:58 0001 4786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78347

IDENTIF. & REFEREN

94 AUG -4 PM 2

DAVIDSO

No. 821297