# WARRANTY DEED

File 13842
File Box 9B
(First Title & Escrow)

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10082 PG 756

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| E. WILLIAM EWERS (NAME) | NEW OWNER (NAME) | Map 130-11 |
| 4305 Forsythe Place (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 29 |
| Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | F.B. BM8724 |

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, MARK TYLER SEITZ AND WIFE, MARY CORNELIA PRICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. WILLIAM EWERS AND WIFE, MARGE EWERS

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 185, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Tyler Seitz and wife, Mary Cornelia Price by deed from Henry Carl Hartman, III and wife, Deborah L. Hartman of record in Book 7170, page 32, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restriction of record in Book 653, page 112; (3) Easement of record in Book 5787, page 462; (4) All matters appearing on the Plan of Plat Book 421, page 185, said Register's Office.

96 JUN 11 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0191478

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) 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 6th day of June, 19 96

Mark Tyler Seitz
MARK TYLER SEITZ

Mary Cornelia Price
MARY CORNELIA PRICE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK TYLER SEITZ AND WIFE, MARY CORNELIA PRICE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of June, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 10082 PG 757

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

E William Ewers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 96

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

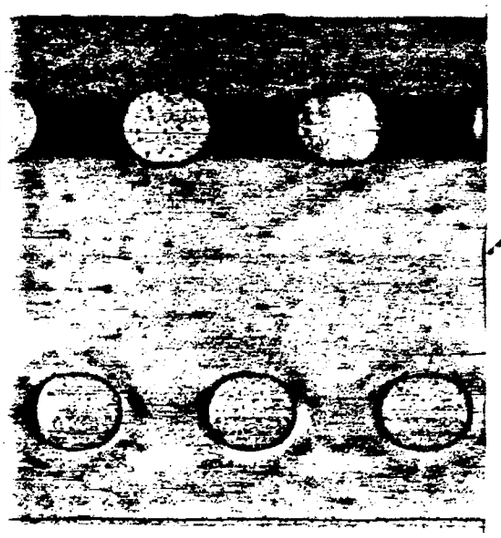
WARRANTY DEED

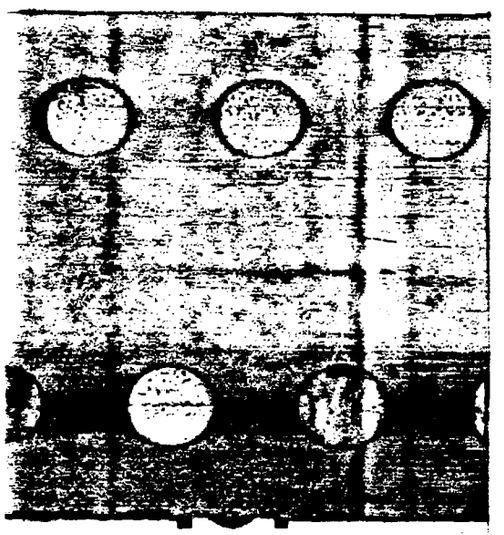
FROM
MARK TYLER SEITZ AND WIFE, MARY CORNELIA PRICE

TO
E. WILLIAM EWERS AND WIFE, MARGE EWERS

2115 06/11 0101 03CHECK 1045.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10082 PG 758

| | | |
|---|---|---|
| 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 | |
| | | | | 280000.00 |
| | | | CON TX | 1036.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 1045.00 |
| | | | CHECK | 1045.00 |
| 06/11/96 | 01 | 10:41 | 0001 | 2115 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0191478 IDENTIF. # REFERENCE

96 JUN 11 AM 10:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1049953