10228 PG 762 BOX 44

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $423,500.00. Affiant Subscribed and sworn to before me, this 17th day of October, 1996. Notary Public My Commission Expires: 5/23/97

96 OCT 17 PM 3:11
ELLA Z. ... REGISTER
DAVIDSON COUNTY, TN.

0237226
IDENTIF. ↑ REFERENCE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Hans J. Seezen and wife, Karen R. Seezen 6409 Worchester Drive Nashville, TN 37221	SAME	157-00-064 7D 40952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY B. CARTER AND WIFE, ANTONIA M. CARTER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HANS J. SEEZEN AND WIFE, KAREN R. SEEZEN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 42 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey B. Carter and wife, Antonia M. Carter by deed from Melvin D. Deason and wife, Kim E. Deason, of record in Book 6896, page 384, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes paid at closing and which have been prorated and assumed by Grantees.

2. Restrictive covenants contained in instrument of record in Book 5381, page 394, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, pages 122 and 123, Register's Office for said County.

This is improved property known as 6409 Worchester Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of October, 1996.

Jeffrey B. Carter

Antonia M. Carter

1205 10/17 0101 03CHECK 1575.95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY B. CARTER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 1996.

Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANTONIA M. CARTER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of Oct., 1996.

Notary Public

My Commission Expires: 5/23/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11228 PG 764

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 423500.00
				CON TX 1566.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1575.95
				CHECK 1575.95
10/17/96	01			15:14 0001 1205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237226
IDENTIF. ↑ REFERENCE

96 OCT 17 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078220

No [redacted]