BOOK 10717 PG 57

After Recording Return To:
Title Enterprises Service Co..
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JACK ANDREW SECKMAN and wife, ALLISON F. SECKMAN** , (hereinafter referred to as "Grantor(s)") has this day bargained and sold and do hereby transfer and convey unto **EDWARD W. BATES and wife, WENDY A. TAYLOR** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

**See Exhibit A for Property Description**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind theirselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 9th day of December, 1997.

Jack Andrew Seckman
**JACK ANDREW SECKMAN**

Allison F. Seckman
**ALLISON F. SECKMAN**

97 DEC 11 AM 10:27
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0379008

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JACK ANDREW SECKMAN and wife, ALLISON F. SECKMAN,** the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 1997.

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $86,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of December, 1997.

Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises Service Co.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 086 Group 02 Parcel 27.00

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Edward Bates and Wendy Taylor<br>6030 Cortez Court<br>Hermitage, TN 37076 | New South Mortgage Company, LLC<br>214 Centerview Drive, Ste.# 225<br>Brentwood, TN 37027 |

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## EXHIBIT A

**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. 97 on the Plan of Dodson Heights, as of record in Plat Book 2900, page 113, Register's Office for said County, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Jack Andrew Seckman and wife, Allison F. Seckman by Warranty Deed from Wendell Ethridge, Devisee and Executor under the Last Will and Testament of Marty Morgan, dated July 7, 1995 and recorded July 17, 1995 in Book 9731, page 928, Register's Office for Davidson County, Tennessee.**

9922 12/11 0101 03CHECK 331.20

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

RECEIVED OF _____

FOR _____

BOOK 10717 PG 60

| | | |
|---|---|---|
| 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 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 12.00
TOTAL 331.20
CHECK 331.20

12/11/97 01 10:34 0001 9922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0379008
IDENTIF. REFERENCE

97 DEC 11 AM 10:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1230699