Mail

BOOK 11015 PAGE 41

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX
PURSUANT TO T.C.A. 67-4-409(a)(3)(F)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ANNA M. SEIVERLING REVOCABLE LIVING TRUST 4602 Camelia Place Nashville, TN 37216	SAME	MAP 061-08-0, PARCEL 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANNA M. SEIVERLING, UNMARRIED, A WIDOW, hereinafter called GRANTOR, for the purpose of transferring the GRANTOR'S entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto ANNA M. SEIVERLING, TRUSTEE OF THE ANNA M. SEIVERLING REVOCABLE LIVING TRUST, dated May 27, 1998, as amended from time to time, and to her successors in trust, hereinafter called the GRANTEE, and the GRANTEE'S successors, heirs and assigns, all of the GRANTOR'S right, title and interest in and to a certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The herein conveyance is subject to the following:

1. 1998 State and County real property taxes, a lien not yet due and payable, which have been assumed by the GRANTEES.
2. Any and all other matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, the GRANTEE'S successors, heirs and assigns, forever; and the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said

real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the GRANTOR does further covenant and bind the GRANTOR, the GRANTOR'S heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said GRANTEE, the GRANTEE'S successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand and seal on this the 27 day of May, 1998.

Anna M. Seiverling
ANNA M. SEIVERLING

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA M. SEIVERLING, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27th day of May, 1998.

Ella W. Woodall
notary public

My commission expires: 9-18-99

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 17 on the unrecorded plan of the George C. Nolen's Subdivision of a 10 acre tract, described according to a survey made by Erle Drake, Surveyor, May 30, 1935, as follows:

Beginning on the easterly margin of Camelia Place formerly Newton Avenue, at the corner of lots Nos. 16 and 17, being the southwest corner of the property conveyed to Douglas C. Smith and wife, by deed from R.C. Beasley and wife, of record in Book 1788, page 3, Register's Office for said county; thence with the southerly line of said Smith property eastwardly 220 feet; thence southwardly and parallel with the easterly margin of Camelia Place, 100 feet to the corner of lots Nos. 17 and 18; thence with the line between said two lots, westwardly 220 feet to the easterly margin of Camelia Place; thence with said Place northwardly 100 feet to the beginning.

Being the same property conveyed to John Seiverling and wife, Anna M. Seiverling, by Deed from Castleman Construction Company, a Tennessee corporation, of record in Book 4142, page 39, Register's Office for Davidson County, Tennessee.

0460748
IDENTIF. & REFERENCE

98 JUL 10 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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