WARRANTY DEED

MAE LYNN FISHER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

SD1298-681L

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Seals	MORTGAGE PORTFOLIO SERVICES	MAP 172-3A
(NAME)	(NAME)	
1240 Pineview Lane	4144 N Central Expwy., Suite 900	PARCEL 46
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Dallas, TX 75204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jon P. Digby and Alisha M. Digby, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall C. Seals and Linda L. Seals, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 46, The Woodlands, Phase I, Section I, as shown by plat and survey of record in Plat Book 6900, pages 498 and 499, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY conveyed to Jon P. Digby, single, (now married) by deed from Richter Dial Builders, Inc. of record in Book 9560, page 860, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 1240 Pineview Land, Nashville, Tennessee 37211.

Alisha M. Digby joins in this conveyance to convey any and all rights she may have in this property.

unimproved ( )
This is improved (X) property, known as 1240 Pineview Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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 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.

Witness our hand s this 31st day of December, 19 98

Jon P. Digby
By: Jon P. Digby Steve Puryear
Steve Puryear, Attorney-in-Fact

Alisha M. Digby Steve Puryear
Alisha M. Digby

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 31st day of December, 1998, before me personally appeared Steve Puryear to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jon P. Digby and Alisha M. Digby and who acknowledged that he executed the same as the free act and deed of the said Jon P. Digby and Alisha M. Digby by virtue of that Power of Attorney, duly executed by the said Jon P. Digby and Alisha M. Digby and appearing of record in Trust Deed Book 11283, page 862, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 31st day of December, 1998.

Marilyn K. Fisher
Notary Public

My Commission Expires: August 20, 2000

MARILYN K FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TN

05 33203
IDENTIFICATION OF ATTACHED DOCUMENT ↑ REFERENCE

99 JAN -5 PM 2:53
WILL GARNER IT REGISTER
DAVIDSON COUNTY, TN.

8984 01/05 0101 03CHECK 641.85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11283 PAGE 866

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

	170500.00
CON TX	630.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	641.85
CHECK	641.85

01/05/99 01 14:50 0001 8984

053203
IDENTIF. & REFERENCE

99 JAN -5 PM 2:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408371