BOOK 11353 PG. 632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF February 19 99

Notary Public 4/16/2002

MY COMMISSION EXPIRES ~~March 24, 2001~~
(AFFIX SEAL)

Return to.

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR
SUITE 150
BRENTWOOD, TN 37027

B-0581

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeff Seat	New Owner	MAP 71-15
(NAME)	(NAME)	PARCEL 347
14838 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Chester Allen Greenway, Executor of the Estate of Annie M. Cooper and Chester Allen Greenway, individually HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff Seat 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 the northerly 53.25 feet of Lot No. 95 on the Benedict Land Company's Subdivision of Nashville, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 95 fronts 53.25 feet on the westerly side of Stockell Street, and runs back between parallel lines with the southerly margin of Richardson Street, 176 feet to an alley.

BEING the same property conveyed to Chester Allen Greenway by Last Will and Testament from Annie D. Cooper, of record in Book 11035, Page 30, Register's Office for said County.

0552635

99 FEB 24 PM 1:25

REGISTER
DAVIDSON CO. TN.

TAX & REFERENCE

unimproved ( )
This is improved (X) property, known as 1128 Stockell Street, Nashville, TN 37207
(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 my hand this 18th day of February 19 99

Chester Allen Greenway, Executor
Executor

Chester A. Greenway
Chester Allen Greenway, Individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester Allen Greenway, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 1999.

Commission expires 3/24/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chester Allen Greenway, Executor/Executrix for the Estate of Annie M. Cooper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor/Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of February, 1999.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11353 PG. 631

WARRANTY DEED

FROM

Chester A. Greenway, Executor

TO

Jeff T. Seat

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

RECORDED 2004 Dec 30 10:07 AM

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11353 PG. 635

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

0552635

IDENTIF. A REFERENCE

99 FEB 24 PM 1:25

REGISTER
DAVIDSON CO. TN.

[illegible] 25000.00
[illegible] 52.50
[illegible] 1.00
[illegible] 17.25
[illegible] 2.00
[illegible] 107.50
[illegible] 107.50
[illegible] 9457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428898