| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Lee Seelig and Stephen McCauley<br>2319 Winford Avenue<br>Nashville, Tennessee 37211 | Map 118-8 Parcel 22 | Lee Seelig and Stephen McCauley<br>2319 Winford Avenue<br>Nashville, Tennessee 37211 |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (___)<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, James W. Mogan and wife, Carolyn Mogan (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Lee Seelig and Stephen McCauley (the "Grantees"), their heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to James W. Mogan by deed from Alton Lee Foutch and wife, Phyllis Diane Foutch, of record in Book 8666, Page 234, Register's Office for Davidson County, Tennessee.
>
> Carolyn Mogan, wife of James W. Mogan, joins in this Deed for the purpose of conveying any marital rights which she may have in and to said property.

This is improved property, known as 2319 Winford Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of April, 1999.

Notary Public
My Commission Expires: 7-28-2001

IN WITNESS WHEREOF, the Grantors have executed this Deed this 2nd day of April, 1999.

JAMES W. MOGAN

CAROLYN MOGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State JAMES W. MOGAN and wife, CAROLYN MOGAN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 7-28-2001

99 APR -6 AM 9:17
PICK-UP
0056697702

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11416 PG. 48

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0569702

99 MAR -6 AM 9:17

CASH $5000.00
CO TX 125.50
PRFEE 1.00
RECRD 5.00
CFEE 2.00
TOTAL 140.50
CHECK 140.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1446673