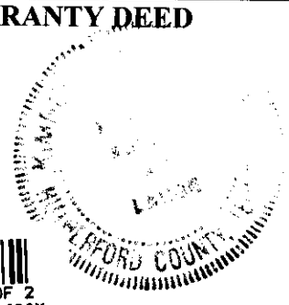
Book 1

WARRANTY DEED



Instr:200001200006724 Page: 1 OF 2
REC'D FOR REC 01/20/2000 10:07:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $654.90

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$177,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF JANUARY, 2000.**

Notary Public

MY COMMISSION EXPIRES:. 2-18-01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary V. Seago	**World Savings Bank, A Federal Savings Bank**	**160-214**
(NAME) **830 Redwood**	(NAME) **1901 Harrison Street**	
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Oakland, CA 94612**	
(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, **Margaret Julia Warren**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary V. Seago, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Forest Acres, Section 2 of record in Plat Book 1424, Page 17, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Grady L. Warren, Jr. and wife, Margaret Julia Warren by deed of record in Book 3613, Page 509, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record

The said Grady L. Warren having since died.

This is unimproved / improved X property, known as **830 Redwood, Nashville, TN 37220**
(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/our hand(s)** this **14th day of January, 2000**.

Margaret Julia Warren

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 Margaret Julia Warren, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2000.

Notary Public

Commission expires: 2-18-01