PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

Instr:200003020020533 Page: 1 OF 2
REC'D FOR REC 03/02/2000 11:00:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $906.50

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **February, 2000** between **JAMES L. CORBIN and BARBARA B. CORBIN, husband and wife** , GRANTOR, and **BILLIE G. SEELYE, a married woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **BRENTWOOD,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 118 on the Plan of Hearthstone, Phase 8, as of record in Book 6250, page 929, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James L. Corbin, unmarried, by deed from David S. Babinsky and wife, Phyllis M. Babinsky of record in Book 9172 , page 686, Register's Office for Davidson County, Tennessee. James L. Corbin has since married Barbara B. Corbin.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000, which have been prorated and assumed by Grantee(s); all matters on plan of record in Plat Book 6250, page 929; Restrictive Covenants of record in Book 6884, page 261; Restrict Covenants of record in Book 5409, page 485, Register's Office for Davidson County, Tennessee.

Barbara B. Corbin, wife of James L. Corbin, joins in conveyance to convey any and all interest, marital or otherwise, that she may have in aforementioned referenced property, now or hereafter.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

James L Corbin
JAMES L. CORBIN
Signature of Seller

Barbara B. Corbin
BARBARA B. CORBIN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES L. CORBIN and BARBARA B. CORBIN, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **February, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

BILLIE G. SEELYE
612 MANORVIEW CIRCLE
BRENTWOOD, TN 37027

Property Address:

612 MANORVIEW CIRCLE
BRENTWOOD, TN 37027

Person Responsible for Taxes:

AMERICA'S WHOLESALE LENDER
750 OLD HICKORY BOULEVARD, SUITE 180
BRENTWOOD, TN 37027

Parcel #: 160-11-0, 038.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$245,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **February, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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