PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41420
Dav. Co. File: Box 8

Instr:200004170038519 Page: 1 OF 2
REC'D FOR REC 04/17/2000 4:33:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2442.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald Seitz Maureen Seitz 113 Lynnwood Blvd Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-7-35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 660000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry W. Johns and spouse, Virginia B. Johns,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Seitz and spouse, Maureen Seitz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the City of Belle Meade, Davidson County, Tennessee, being Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot, (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office), described together as follows:

BEGINNING on the westerly margin of Lynwood Boulevard at the corner of lots Nos. 4 and 5; thence with the line between said lots, westwardly 285 1/2 feet to the center of a 30-foot court; now abandoned; thence with the center of said abandoned court southwardly 200 feet to the corner of lots Nos. 5 and 6; thence with the line between said lots, eastwardly 339 feet to the westerly margin of Lynwood Boulevard; thence northwardly 155 feet to the beginning of a curve in said boulevard; thence with said curve in a northwesterly direction 139 1/2 feet to the center of lots Nos. 4 and 5, the point of beginning.

INCLUDED in the above described tract but specifically excluded from this transfer is the following tract:

LAND in the City of Belle Meade, Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office); described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, south 81 1/2 degree west 339 feet to the center of a 30 foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30' east 375.5 feet, more or less to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less to the beginning.

BEING the same property conveyed to Jerry W. Johns and wife, Virginia B. Johns by deed from George H. Shearer and wife, Amber M. Shearer of record in Book 8285, page 6, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this

transaction..

This is improved property, known as: 113 Lynnwood Blvd, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 2000.

Jerry W. Johns

Virginia B. Johns

State of Tennessee
County of Davidson

On this 14th day of April, 2000, before me the undersigned authority, personally appeared **Jerry W. Johns** and **Virginia B. Johns**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 660000.00

Affiant

Sworn and subscribed before me on the 14th day of April, 2000.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public