Box 52

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (cmw) Title No: 41178

Davidson County DEEDWARR
Recvd: 09/05/00 09:18 2pgs
Fees:11.00 Taxes:462.13
20000905-0087211

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles H. Seay, Jr. Jennifer H. Seay 5923 Colchester Drive Hermitage, TN 37076	Southeastern Mortgage of TN 115 29th Avenue South Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 87-5-A-24.00 04D 93600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher T. Palmer and Yukiko Katsuda, both single persons, as joint tenants with rights of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Charles H. Seay, Jr., and Jennifer H. Seay, husband and wife, 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 Davidson County, Tennessee, being Lot No. 24 on the Plan of Farmingham Woods, Phase I, of record in Book 7900, page 228, said Register's Office.

SAID Lot No. 24 fronts 40.00 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the westerly line and 125.00 feet on the easterly line to a dead line in the rear measuring 40.00 feet thereon.

BEING the same property conveyed to Christopher T. Palmer and Yukiko Katsuda, both single persons, as joint tenants with rights of survivorship, by deed from Tracy Storey Rogers, previously known as Tracy S. Story, married, of record in Book 9745, page 115, said Register's Office.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900. Page 228, said Register's Office, which Plan shows a 20 foot minimum building setback line from Colchester Drive, 15 feet from the rear line and 5 feet from each side line and 20 foot easement for public utility and drainage purposes along the front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 8238, page 176, Book 8351, page 533, Book 8423, page 784, Book 8424, page 426 and Book 8447, page 635, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5923 Colchester Drive, Hermitage, TN 37076

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 on August 31, ~~19~~ 2000.

Christopher T. Palmer

Yukiko Katsuda

State of Indiana
County of Marion

On March 30, 2000, ~~19~~, before me the undersigned authority, personally appeared Christopher T. Palmer and Yukiko Katsuda, 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.

Notary Public

My Commission Expires:

GINA Y. McKEON NOTARY PUBLIC COMMISSION EXP. 10/10/2006 JOHNSON COUNTY, INDIANA

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ ~~XXXXXXXXX~~ 124,900.00

Affiant

Sworn and subscribed before me on August 31, ~~19~~ 2000.

Notary Public

My Commission Expires: 12/23/01

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.