Box 28

96/080000

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/00 11:10 2pgs
Fees:11.00 Taxes:592.00

20000907-0088508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 7-[illegible]-2

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jane R. Seals | America's Wholesale Lender | 156-1C-28 |
| (NAME) | (NAME) | |
| 801 East Colony Place | P.O. Box 10212 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | Van Nuys, CA 91410 | |
| (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, Harold H. Sandstead, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane R. Seals and husband Edward H Seals, 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. 28 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, Page 733, Davidson, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harold H. Sandstead, by deed of record in Book 11681, Page 933, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Harold H. Sandstead by Michael J. McCarthy as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20000907 0088507

unimproved ☐
This is improved ☒ property, known as 801 East Colony Place, Nashville, TN 37221
(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 28th day of August, 2000.

Harold H. Sanstead

Harold H. Sandstead

By Michael J. McCarthy Attorney-In-Fact
Michael J. McCarthy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of August, 2000, before me personally appeared Michael J. McCarthy, the person who executed the foregoing instrument on behalf of Harold H. Sanstead and who acknowledged that he executed the same as the free act and deed of the said Harold H. Sanstead, through Power of Attorney granted him by the said Harold H. Sanstead

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.