Return To:
Premier Title & Escrow, LLC
111 Westwood Place, Suite 304
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 41982
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/24/00 09:10 2pgs
Fees:11.00 Taxes:1103.06
20001024-0105281

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hans J. Seezen Karen R. Seezen 1204 Saxon Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 145-03-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 298,125.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John B. Coben and spouse, Amelia K. Ford Coben,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hans J. Seezen and spouse, Karen R. Seezen,** 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. 8 on the plan of Hillmont Estates, Section 2, of record in Book 3700, page 100, Register's Office for said County.

SAID Lot No. 8 fronts 165.0 feet on the broken northerly margin (erroneously referred to as easterly margin in prior deed) of Saxon Drive and extends back 275.5 feet on the westerly line erroneously referred to as northerly line in prior deed) and 243.4 feet on the easterly line (erroneously referred to a s southerly line in prior deed) to a dead line in the rear, measuring 186.6 feet thereon.

BEING the same property conveyed to John B. Coben and wife, Amelia K. Ford Coben by deed from Vernon P. Floyd and Sara Ann Brandon of record in Book 7621, page 379, Register's Office for Davidson County.

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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 100, said Register's Office, which Plan shows a 75 foot minimum building setback line from Saxon Drive and 20 foot easement for public utility and drainage purposes along the rear line(s), a 2.5 x 30 foot utility anchor easement located on the westerly and easterly front corners of said lot, a 10 foot easement for sanitary sewers and/or storm drainage purposes across the rear line of said lot and a 10 foot temporary construction easement south of and adjacent thereto, all as granted to Metropolitan Government by instrument of recordin Book 6273, page 640, said Register's Office.

This is improved property, known as: 1204 Saxon Drive, Nashville, TN 37215

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 23rd day of October, 2000.

John B. Coben

Amelia K. Ford Coben

State of Tennessee
County of Williamson

On this 23rd day of October, 2000, before me the undersigned authority, personally appeared **John B. Coben** and **Amelia K. Ford Coben**, 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.

My Commission Expires: CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Williamson
My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 298,125.00

Affiant

Sworn and subscribed before me on the 23rd day of October, 2000.

Notary Public

My Commission Expires: JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004