Davidson County DEEDWARR
Recvd: 12/11/00 16:08 3pgs
Fees:15.00 Taxes:203.50

20001211-0122033

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associates, LLC, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1725

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff T. Seat	GMAC Mortgage Corporation	083-01-0-162.00
(NAME)	(NAME)	
1039 Granada Avenue	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Horsham, PA 19044	
(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, Erban Realty Company, a sole proprietorship, now administered under the Estate of E.R. Buchi, Sr. *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff T. Seat

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:

BEING the westerly one-half of Lot No. 10 on the Plan of W.H. Hyronemus's Addition to Nashville, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Erban Realty Company by deed from Robert H. Moss, unmarried of record in Book 9457, Page 970, Register's Office for Davidson County, Tennessee.

Erban Realty Company is a sole proprietorship owned in full by E. R. Buchi, Sr., who is deceased. Pursuant to Last Will and Testament of E.R. Buchi, Sr. dated October 27, 1998, James A. Tillman was appointed Personal Representative.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1039 Granada Avenue, Nashville, Tennessee 37206 *
(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 hand this 28th day of November, 2000

The Estate of E.R. Buchi, Sr.
By: James A. Tillman
James A. Tillman, Personal Representative

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared James A. Tillman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Personal Representative and _____ respectively of the The Estate of E.R. Buchi, Sr. the within named bargainor, and corporation, and that he as such Personal Representative and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James A. Tillman as such Personal Representat, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 28th day of November, 2000.

My commission expires 4/16/02

_____
Notary Public

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

On this,_____ day of _____ personally appeared before me,_____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of_____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

The Estate of E.R. Buchi, Sr.

TO

Jeff T. Seat

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Dr. #150
Brentwood, TN 37027