Davidson County DEEDWARR
Recvd: 02/21/01 10:39 3pgs
Fees:15.00 Taxes:221.70

20010221-0016083

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 12-29-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Asso., 103 Maple Street, Smyrna, Tennessee 37167

R-0253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Seats	AmSouth Bank	094-01-0 080.00
(NAME)	(NAME)	
610 S. 13th Street	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Birmingham, AL 35244	
(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, William Baty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin J. Seats, an unmarried man

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 Lot No. 49, Amended Plan, Payne, Blakemore and Cumming's Addition to Nashville, of record in Plat Book 57, Page 70, as amended in Plat Book 57, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being that same property conveyed to William Baty and wife, Mildred Baty by deed from Jerry Wayne Scott and wife, Judy R. Scott of record in Book 4361, Page 722, said Register's Office. Mildred Baty having since died.

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 610 S. 13th Street, 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 15th day of February, 2001

William Baty by Philip B. Weiss

William Baty

STATE OF TENNESSEE
COUNTY OF RUTHEROFRD

On this, 15th day of February, 2001, personally appeared before me, Phillip B. Baty, 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 William Baty, and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand, at office, this 15th day of February, 2001.

My commission expires: 12-29-03

Notary Public

WARRANTY DEED

FROM

William Baty

TO

Kevin J. Seats

RETURN TO:

Wilson & Weiss Title Asso.
103 Maple Street
Smyrna, Tennessee 37167