02

Realty
484

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael S. Dugger
115 Matthew Lane
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
1st Trust Bank for Savings
P. O. Box 17257
Memphis, TN 38187-0257

MAP	117-7
GROUP	D
PARCEL	28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wendy Lynn Seaver, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michael S. Dugger**, hereinafter called the "GRANTEE", his 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 Unit No. 28, on the plan of Park Green, amended Condominium site, of record in Plat Book 6250, page 253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wendy Lynn Seaver, by deed from Adrian K. Lamballe and Mary Ann R. Snowden, husband and wife of record in Book 11516, page 859, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 115 Matthew Lane, Nashville, Tennessee 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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Robert J. Brinkmeier, spouse of Wendy Lynn Seaver, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 03/05/01 09:20 2pgs
Fees:11.00 Taxes:484.70
20010305-0020186

WITNESS our hands this the 28th day of February, 2001.

Wendy Lynn Seaver

Robert J. Brinkmeier

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wendy Lynn Seaver and Robert J. Brinkmeier,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $131,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 9-25-04