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WARRANTY DEED

This Indenture made this **11th** day of **June, 2001** between **Nancy Davis Seaman, ,** GRANTOR, and **Toni J. Rothfuss ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 9 and the easterly half of Lot No. 10 of Block No. 11 on the map of part of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No. 9 and easterly half of Lot No. 10 fronts together 50 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Nancy Davis Seaman by Quit Claim Deed from Johnathan Arnold Seaman of record in Book 8655, page 387, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee.

Subject to aany and all easements and/or restrictions of record in the Register's Office for Davidson County.

Improved property known as 4604 Nabraska Avenue, Nashville, Tennessee 37209.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **11th** day of **June, 2001.**

N. D. Seaman

Nancy Davis Seaman

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Davis Seaman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 11th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $114000

Affiant

Subscribed and sworn before me this 11th day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-03

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Toni J. Rothfuss
4604 Nebraska Avenue
Nashville, Tennessee 37221

Send Tax Bills to:
Union Planters National Bank
P.O. Box 1785
Memphis, TN 38101-1785

Map & Parcel Number:

Map 103 Group 4 Parcel 156