21-1-635

Davidson County DEEDWARR
Recvd: 07/24/01 12:32 2pgs
Fees:13.00 Taxes:610.13

20010724-0078400

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **June, 2001** by and between **PATRICK L. SEITZ and wife, MARY E. POHLMAN SEITZ** , herein after referred to as GRANTOR, and **THERESA Y. MORRIS, an unmarried woman** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 180 on the plan of Quail Ridge, Section Four, as of record in Book 7900, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Mary E. Pohlman Seitz and husband, Patrick L. Seitz by deed from Dwight Pennington of record in Book 10748, page 554, Register;s Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2201 QUAIL RIDGE DR., NASHVILLE, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Patrick L. Seitz

PATRICK L. SEITZ
Signature of Seller

Mary E Pohlman Seitz

MARY E. POHLMAN SEITZ
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **PATRICK L. SEITZ and wife, MARY E. POHLMAN SEITZ** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **June, 2001.**

Notary Public

My Commission Expires: 11/18/01

Name and Address of Property Owner:
THERESA Y. MORRIS
2201 QUAIL RIDGE DR., NASHVILLE, TN 37207

Send Tax Statements to:
Firstar Bank, N.A.
P.O. Box 2005, Owensboro, KY. 42301-2005

map & parcel 032-09-0 119.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$164,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **June, 2001.**

Notary Public

My Commission Expires: 11/18/01

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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