PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(ST) Title No: 43560
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/13/02 15:55 2pgs
Fees:13.00 Taxes:1350.50
20020613-0072321

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald Seitz Maureen Seitz 113 Lynnwood Blvd. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-14-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$365,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carter R. Todd and spouse, Laurie O'Brien Todd**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Seitz and spouse, Maureen Seitz** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 & 52 on the Map of Belle Meade Subdivision of record in Book 1130, Page 3 Register's Office for said County.

Said Lot No. 51 & 52 front and adjoin 166.6 feet on the northerly margin of Scotland Place and extends back 159.9 feet on the easterly line and 170.5 feet on the westerly line to a dead line in the rear, measuring 110.6 feet thereon.

Being the same property conveyed to Carter R. Todd by deed from Otto B. Gerlach, III and wife, Elizabeth Bradford Gerlach of record in Book 6098, Page 497, said Register's Office. By Quitclaim Deed of record in Book 6839, Page 325, said Register's Office, a tenancy by the entirety was created in Carter R. Todd and wife, Laurie O'Brien Todd.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 3, said Register's Office, which Plan shows a 30 foot minimum building setback line from Scotland Place, and a 10 foot easement for public utility purposes along the rear and westerly side line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 1066, page 618, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 200 Scotland Place, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2002.

Carter R. Todd

Laurie O'Brien Todd

State of TENNESSEE
County of DAVIDSON

On this 11 th day of June, 2002 , before me the undersigned authority, personally appeared Carter R. Todd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires 7/26/2003

On this 12th day of June, 2002 , before me the undersigned authority, personally appeared Laurie O'Brien Todd , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires 7/26/2003

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Sworn and subscribed before me this the 12th day of June, 2002

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 7/26/2003