FILE BOX 45

WARRANTY DEED

ZANA PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/02/02 09:26 2pgs
Fees:13.00 Taxes:251.23

20020702-0079220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 20 02

Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chavela Seats (NAME)	New Owner (NAME)	MAP 80-08-0
3230 Panorama Drive (ADDRESS)	(ADDRESS)	PARCEL 101
Nashville, TN 37218 (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, James Harvey Major, Executor of the Estate of Christopher Dayton Major

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chavela Seats, unmarried

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. 181, on the Plan of Section I, Bordeaux Gardens, of record in Book 330, Page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 181 fronts 55 feet on the easterly side of Panorama Drive and extends back between parallel lines 122 feet to a dead line.

BEING the same property conveyed to Dayton Major by Quitclaim Deed from Lois Cogan, of record in Instrument 20010301-0019359, Register's Office for said County, recorded March 1, 2001. See also Quitclaim Deed from Dayton Major to Lois Cogan of record in Book 10721, Page 469, recorded December 15, 1997 and Warranty Deed of record in Book 4689, Page 718, said Register's Office. The said Dayton Major now being deceased. The Grantor herein executes this instrument as Executor of the Estate of Christopher Dayton Major pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee (See Probate File #01P-1295).

unimproved ( )
This is improved (X) property, known as 3230 Panorama Drive, Nashville, TN 37218
(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 26th day of June, 20 02

James Harvey Major, Executor

James Harvey Major, Executor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Harvey Major, Executor for the Estate of Christopher Dayton Major, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executor of the Estate of Christopher Dayton Major and as such Executor he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 26th day of June, 2002.

My Commission Expires: 3/29/03

