PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 43808
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/27/02 10:24 2pgs
Fees:13.00 Taxes:1418.95
20020927-0117835

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

TAX MAP-PARCEL NUMBERS: 130-07-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$383,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David H. Wall and wife, Amy B. Wall**, 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 in the City of Belle Meade, being the southerly part of Lot No. 180 and the northerly part of Lot No. 182, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and also being shown on a map of the re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, said Register's Office, described together as follows:

Beginning on the Westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Ernest Davis and wife, by deed for Carl B. Stolts and wife, of record in Book 1516, page 190, said Register's Office, thence with said Davis' southerly lien westwardly 382.2 feet, more or less, to a point in the easterly line of lot No. 181-B, thence with the easterly line of Lot Nos. 181-B and 183-A southwardly 100.3 feet, more or less, to the northwest corner of the property conveyed to Max Willia Clopton and wife, by deed from Royal Oaks Land Company, of record in Book 1555, page 531, said Register's Office, thence with said Clopton's northerly line, eastwardly 358 feet, more or less, to the westerly margin of said Lynwood Boulevard; being said Clopton's northeast corner' thence with the westerly margin of said Lynwood Boulevard northwardly 103.8 feet to the beginning.

BEING the same property conveyed to David H. Wall and wife, Amy B. Wall by deed from Eleanor B. Blackman, unmarried of record in instrument No. 20000921-0093889, Register's Office for Davidson County, Tennessee.

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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Pages 102 and 103, said Register's Office.

This is improved property, known as: 705 Lynnwood Blvd., 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 25th day of September, 2002.

David H. Wall

Amy B. Wall

State of TENNESSEE
County of DAVIDSON

On this 25th day of September, 2002 , before me the undersigned authority, personally appeared David H. Wall and Amy B. Wall , 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.

My Commission Expires 7/26/2003

Notary

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 $383,500.00

Affiant

Sworn and subscribed before me this the 25th day of September, 2002

My Commission Expires: _____

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

My Commission Expires 7/26/2003

Notary Public