Davidson County DEEDWARR
Recvd: 10/08/02 15:24 2pgs
Fees:13.00 Taxes:391.83

20021008-0122869

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd & Emily Jacobs 616 Mercer Drive Hermitage, TN 37076	Wells Fargo Home Mortgage 3601 Minnesota Drive Bloomington, MN 55435-5284	Map 75.11 Parcel 47

For and in 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,

Jeffrey L. Seely and wife, Gloria E. Seely

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Todd M. Jacobs and wife, Emily T. Jacobs

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. 415 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3, OF RECORD IN BOOK 4675, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. SEELY AND WIFE, GLORIA E. SEELY BY DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED JUNE 2, 1992, AND OF RECORD IN BOOK 8642, PAGE 890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of said lot, and a 10' utilities and drainage easement along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 4793, Page 157, amended in Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321, Book 6017, Page 179, and Book 4849, Page 767, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 616 Mercer Drive, Hermitage, TN 37076
(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 our hand(s) this 30th day of September, 2002.

Jeffrey L. Seely

Gloria E. Seely

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeffrey L. Seely and wife, Gloria E. Seely, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076