THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 12/27/02 15:05 2pgs
Fees:13.00 Taxes:604.95

20021227-0159943

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF December

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lola Youmans Blackwell (NAME)	Greenpoint Mortgage Funding, (NAME)	104-07-0-267
2601-A Blakemore Avenue (ADDRESS)	5032 Parkway Plaza Blvd., #100 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (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, Frederic P. Seip and wife, Kimberly L. Seip

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lola Youmans Blackwell

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:

LAND in Davidson County, Tennessee, being Lot No. 4A on the Plan of Zone Lot Division, Gadsden Place, of record in Book 5190, page 792, and amended in Book 5200, page 798, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Frederic P. Seip and wife, Kimberly L. Seip by deed from Matthew C. Saurage and wife, Catherine B. Saurage, of record in Book 10964, page 816, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2601-A Blakemore Avenue, Nashville, Tennessee 37212
(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 17th day of December, 2002

Frederic P. Seip by his attorney-in-fact

Frederic P. Seip

Kimberly L. Seip by her attorney-in-fact

Kimberly L. Seip

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 _____ .

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 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 _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Jon Sheridon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Frederic P. Seip aka Frederic Seip and Kimberly L. Seip aka Kimberly Seip as his/her Attorney-in-Fact, as the free act and deed of the within named Frederic P. Seip aka Frederic Seip and Kimberly L. Seip aka Kimberly Seip.

WITNESS my hand and official seal at office, this 17 day of December, 2002.

_____

Notary Public

My Commission Expires: _____

