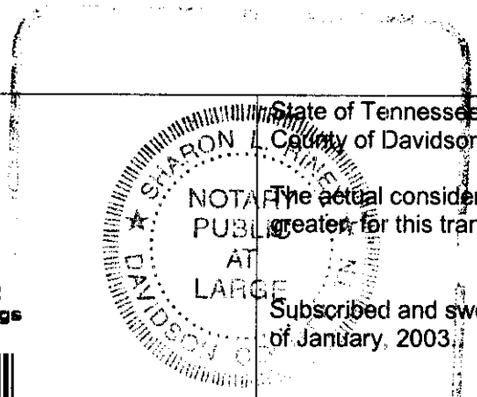



Davidson County DEEDWARR
Recvd: 01/13/03 11:16 2pgs
Fees:13.00 Taxes:1276.50

20030113-0005206

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00**.

Mandy R Baird
Affiant

Subscribed and sworn to before me, this the 9th day of January, 2003.

Sharon L Kiney
Notary Public

My commission expires: 5-28-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Robert F. Seidel** | **Legends Mortgage, Inc.** | **Map 104-15, Parcel 317.00** |
| **2502 West Wood Avenue** | **1143 Columbia Avenue, Suite C-11** | |
| **Nashville, TN 37212** | **Franklin, TN 37064** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Maria B. Sledge, unmarried**

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

**Robert F. Seidel and wife, Sandra S. Seidel**

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, TN, being the easterly 40 feet of Lot No. 62 and the westerly 30 feet of Lot No. 63 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.**

**Said parts of Lots Nos. 62 and 63 front together 70 feet (and according to a survey by John B. Kohl, III, dated July 27, 1983, said frontages measure 69.6 feet, more or less) on the northerly margin of Westwood Avenue and extends back between parallel lines 192 feet to a dead line.**

**Being the same property conveyed to Maria B. Sledge by deed from Edward Douglas Ivey and spouse, Christy Wilkins Ivey of record in Book 8558, Page 416, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.**

This is improved (__X__) Unimproved (____) property, known as **2502 West Wood Avenue, Nashville, TN 37212**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 9th day of January, 2002.

Maria B. Sledge by Martha S Ballard, her Attorney-in-Fact

**Maria B. Sledge**
**BY: MARTHA BALLARD**
**HER ATTORNEY-IN-FACT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared MARTHA BALLARD with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for MARIA B. SLEDGE, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of MARIA B. SLEDGE the within named bargainor(s) by the said MARTHA BALLARD as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 9th day of JANUARY, 2003.

Joyce Jordan
**NOTARY PUBLIC**

My Commission Expires: 11-29-03

JOYCE JORDAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003