231039

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **March, 2003** by and between **George Russell Seay, Jr. and wife, Tara Seay** , herein after referred to as GRANTOR, and **Ronald Haywood, a married man** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the westerly margin of Haynes Park Drive at the common dividing line between Lot No. 77 and 78, on said plan; thence westerly along said dividing line, 103.04 feet to a concrete marker; thence southerly 114.42 feet to a point in the northerly margin of East Fairview Drive; thence easterly along the northerly margin of East Fairview Drive, 71 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Haynes Park Drive; thence northerly along the westerly margin of said Haynes Park Drive, 87 feet to the point of beginning.

Being the same property conveyed to George Russell Seay, Jr. and wife, Tara Seay by deed,dated February 17,1993, from Associates Financial Services Company of Tennessee, Inc. of record in Book 8869, page 37, Register's Office for Davidson County.

This is improved/unimproved property known as: 100 East Fairview Drive, Nashville, TN 37218

Davidson County DEEDWARR
Recvd: 03/24/03 10:56 2pgs
Fees:13.00 Taxes:314.50

20030324-0038387

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

George Russell Seay, Jr.
Signature of Seller

Tara Seay
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **George Russell Seay, Jr. and wife, Tara Seay** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **March, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Ronald Haywood
100 East Fairview Drive, Nashville, TN 37218

Send Tax Statements to:
Same
,

map and parcel--069-04-0 179.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **March, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-039