Davidson County DEEDWARR
Recvd: 05/02/03 15:13 2pgs
Fees:13.00 Taxes:458.80

20030502-0059191

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41845

WARRANTY DEED

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Christopher L. Hubbard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06

My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Hubbard	Century 21 Mortgage	120-1-20
801 Winthorne Court	3000 Leadenhall Road	
Nashville, TN, 37217	Mount Laurel, NJ 08054	

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, I/WE,

Robert L. Seale and wife, Frances D. Seale

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

Christopher L. Hubbard, unmarried

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. 311 on the Plan of Glengarry Park, Section III, as of record in Book 2900, page 25, Register's Office for said county, and described as follows:

Beginning at a point in the south margin of Winthorne Court, at the corner of Lots Nos. 311 and 312; thence along the line between said lots, southerly 170.8 feet to a point; thence westerly along the line between Lot 311 and Glengarry Park, Section II, 95 feet to a point; thence northerly 149.9 feet to the corner of Lot No. 310; thence with the line between lots 310 and 311 easterly 165.5 feet to a point in the westerly margin of Winthorne Court; thence around a curve in a southeasterly direction 50.2 feet to the point of beginning.

Being the same property conveyed to Robert L. Seale and Frances D. Seale by Warranty Deed from Atlas Construction Company of record in Book 3100, page 79, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 801 Winthorne Court, Nashville, TN 37217

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 my/our hand(s) this 30th day of April, 2003

Robert L. Seale

Robert L. Seale

Frances D. Seale

Frances D. Seale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert L. Seale and wife, Frances D. Seale, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2003

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006