PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: (GJ) Title No: 44507

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/21/03 14:13 2pgs
Fees:13.00 Taxes:871.35
20030521-0069447

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeanna M. Seiner 729 Lambert Drive Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 146-03-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Edward McDowell** , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeanna M. Seiner** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Creighton Meadows Addition of record in Book 3300, page 90, Register's Office for said County.

Said Lot No. 7, which is a corner lot, fronts 147.95 feet on the southerly margin of Lambert Drive and fronts 231.39 feet on the westerly margin of Brindley Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 251.65 feet on the westerly line and 179.25 feet on the southerly line, to a point of intersection.

Being the same property conveyed to John E. McDowell and wife, Katherine E. McDowell by deed from Joe El Pennel, Jr., and wife, Janene D. Pennel, dated September 28, 1986 of record in Book 7006, page 279, as corrected in Book 7117, page 383, said Register's Office. The said John E. McDowell and Katherine E. McDowell have since divorced. By Quitclaim Deed filed of record on January 21, 2003 in Doc. No. 20030121-0008300, said Register's Office. Katherine Elaine McDowell conveyed her interest in subject property to John Edward McDowell.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 90, said Register's Office, which Plan shows a 75 foot minimum building setback line from Lambert Drive and a 40 foot minimum setback line from Brindley Drive, and 10 foot easement for public utility purposes along the westerly line(s); An easement for overhang along the easterly line of said lot and a 2.5 x 25 foot utility anchor easement located along the southeasterly corner of said lot; a 3 x 15 foot utility anchor easement along the northeasterly corner and a fire hydrant along the northeasterly corner; The Restrictions of record in Book 2408, page 183, Book 3465, page 196, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 729 Lambert Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2003 .

John Edward McDowell

State of TENNESSEE
County of WILLIAMSON

On this 30th day of April, 2003 , before me the undersigned authority, personally appeared **John Edward McDowell** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $235,500.00

Affiant

Sworn and subscribed before me this 30th day of April, 2003

My Commission Expires: _____

LARGE

Notary Public