PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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5200 Maryland Way
Brentwood, Tennessee 37027
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W & I Ref: _____ Title No: 44371

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/22/03 08:24 2pgs
Fees:13.00 Taxes:687.83

20030522-0069757

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald Seitz Maureen Seitz 113 Lynwood Blvd. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-08-F-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Constant Change, unmarried and Ann Rowell, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Seitz and spouse, Maureen Seitz** 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:**

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1931 also designated as Unit 5 on the Plan of Old Town Condominiums as set out in Exhibit "C" to the Master Deed and Bylaws of record in Book 6625, page 891 (952) and re-recorded in Book 6639, page 116 and in Book 6928, page 461 said Register's Office, to which Exhibit "C" reference is hereby made for a complete description thereof.

Being the same property conveyed to Ann Rowell by deed from Dr. Jerry E. Cohron and spouse, Mary D. Cohron of record in Instrument No. 20011228-0144170 said Register's Office. Ann Rowell has since conveyed a 50% interest in subject property to Ann Rowell and Constance Change by Instrument of record in Doc. No. 20020103-0000750, Register's Office for Davidson County, Tennessee.

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 provisions of the condominium Master Deed of record in Book 6625, page 891, Book 6639, page 116, Book 6690 page 840, Book 6991, page 1, Book 6625, page 928, Book 6639, page 153, Book 8098, page 576, and Book 10737, page 558, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1931 Capers Avenue, Nashville, Tennessee 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 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 15th day of May, 2003 .

Constant Change

Ann Rowell

State of TENNESSEE
County of DAVIDSON

On this 15th day of May, 2003 , before me the undersigned authority, personally appeared **Constant Change Ann Rowell** , 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.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $185,900.00

Affiant

Sworn and subscribed before me this 7th day of May, 2003

WILKINS NOTARY PUBLIC AT LARGE COUNTY, TENN.

My Commission Expires: _____

Notary Public

JULY 26, 2003