Davidson County DEEDWARR
Recvd: 07/22/03 09:41 2pgs
Fees:13.00 Taxes:529.10

20030722-0102275

# WARRANTY DEED

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07/18/03.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Allen E. Seaman and Betty Jean Seaman** (NAME) | Same. (NAME) | 121-138.00 |
| 1764 Reynolds Road (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37217 (CITY/STATE/ZIP) | (CITY/STATE/ZIP) | |

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, WE,

**Randolph T. Roof and wife, Janice L. Roof**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen E. Seaman and wife, Betty Jean Seaman, as tenants by the entirety**

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, Tennessee, being Lot No. 1 on the Plan of W. T. Kelley Subdivision as of record in Plan Book 5200, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randolph T. Roof and wife, Janice L. Roof, by deed from The Estate of Sarah Watson Kelley, dated August 28, 1997, recorded September 4, 1997, of record in Book 10594, page 893, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plan Book 5200, page 354, in the Register's Office for Davidson County, Tennessee; and to the 2003 Davidson County property taxes, which are being prorated.

This is unimproved ( )
improved ( X ) property, known as 1764 Reynolds Road (House Number/Street) Nashville (City/Town) TN (State) 37217 (Postal Code)

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 our hand this 18th day of July, 2003.

Randolph T. Roof by his Attorney in Fact Nichole Carolan
RANDOLPH T. ROOF, by his Attorney-in-Fact, NICHOLE CAROLAN

Janice L. Roof by her Attorney in Fact, Nichole Carolan
JANICE L. ROOF, by her Attorney-in-Fact, NICHOLE CAROLAN

Power of Attorney as to Randolph T. Roof dated July 9, 2003 recorded contemporaneously herewith as Instrument No. *_____, in the Register's Office for Davidson County, Tennessee.

*20030722-0102273

Power of Attorney as to Janice L. Roof dated July 9, 2003 recorded contemporaneously herewith as Instrument No. *_____, in the Register's Office for Davidson County, Tennessee.

*20030722-0102274

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randolph T. Roof and wife, Janice L. Roof, each by their Attorney-in-Fact, Nichole Carolan** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **TN**, this 07/18/03.

_____
Notary Public

Commission Expires:

J. WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005