Davidson County DEEDWARR
Recvd: 08/21/03 07:34 2pgs
Fees:13.00 Taxes:457.69

20030821-0121179

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,700.00

Susan Sealy
Affiant

Subscribed and sworn to before me this 31st DAY OF July, 2003.

Notary Public

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/27/04

G-FAMC-03-0122

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Sealy	Chase Manhattan Mortgage	
214 Emery Dr.	(NAME) 1400 E. Newport Center Drive	95-12-73
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Deerfield Beach, FL 33442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PETER JOHN DORSEY AND DEBORAH ANN DORSEY SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN SEALY AND HUSBAND, GUY KEITH SEALY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 on the Plan of Lakeland, of record in Book 2133, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul W. Dorsey and wife, Dorthy P. Dorsey by Deed recorded April 18, 1954 in Book 2274, Page 341 Register's Office for Davidson County, Tennessee. Said Dorthy P. Dorsey having predeceased Paul W. Dorsey . Said Paul W. Dorsey having since died leaving a Will of Record (Will Book 1703-312712, Probate Court for Davidson County, Tennessee) devising said property to Peter John Dorsey, Deborah Ann Dorsey Smith, and Virginia Henrichs. Said virginia Henrichs executed a Quitclaim Deed dated July 18, 2003 to Peter J. Dorsey (a/k/a Peter John Dorsey) and Deborah A. Dorsey(a/k/a Deborah Ann Dorsey Smith) for the purpose of conveying any and all interest in and to said property recorded simultaneously herewith in Instrument No. 20030821-0121179, Register's Office for said County. Said property is not the primary or marital residence of devisees.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2133, page 15 and Book 1060, page 261, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 214 Emery Dr., Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of July, 2003.

Peter John Dorsey

Deborah Ann Dorsey Smith

STATE OF Tennessee

COUNTY OF Davidson

I, Charles Smith, a Notary Public of the County and State first above written, do hereby certify that Peter John Dorsey and Deborah Ann Dorsey Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

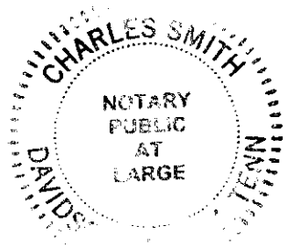
Witness my hand and official seal, this the 31st day of July, 2003.

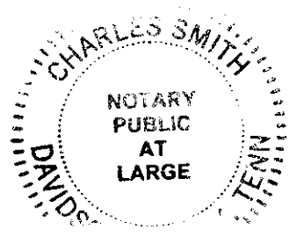
Charles Smith

Notary Public

My Commission Expires: 11/27/04

(SEAL)





RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903