23-1621

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/29/03 13:08 2pgs
Fees:13.00 Taxes:296.00
20030829-0125850

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **25th** day of **August, 2003** by and between **Robert Kyle Seeley and wife, Michelle C. Seeley** , herein after referred to as GRANTOR, and **Barbara Cox, a married woman** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

A Certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 77 on the plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6824, page 929 and re-recorded in Book 6898, page 896; Book 6824, page 952 and re-recorded in Book 6898, page 919; Book 6898, page 920; Book 6957, page 473, all in the Register's Office for said County, and to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Robert Kyle Seeley and Michelle C. Dressel by Deed from W. L. Bainbridge, Inc., dated November 1, 1989, of record in Book 7977, page 839, Register's Office for Davidson County, Tennessee. Michelle C. Dressel is married and is now known as Michelle C. Seeley.

This is improved/unimproved property known as: 492 Hickory Glade Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert Kyle Seeley
Robert Kyle Seeley
Signature of Seller

Michelle C Seeley-Dressel
Michelle C. Seeley
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Robert Kyle Seeley and wife, Michelle C. Seeley** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Barbara Cox
492 Hickory Glade Drive, Antioch, TN 37013

Send Tax Statements to:
America's Wholesale Lender
750 old Hickory Blvd., Suite 180, Brentwood, TN 37027

Map & Parcel 162.01-OC-077.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-621