PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(SB) Title No: 44987
Dav. Co. File: Box 8

BOX 10-A

Davidson County DEEDWARR
Recvd: 09/02/03 11:00 2pgs
Fees:13.00 Taxes:791.80
20030902-0126528

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan R. Touchstone 1206 5th Avenue North Nashville, Tennessee	America's Wholesale Lender 750 Old Hickory Blvd #180 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 82-09-482

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$214,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel B. Seeley and spouse, Judy L. Seeley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan R. Touchstone** 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. 13 on the Plan of Germantown-Fifth Avenue of record in Book 9700, page 489, Register's Office for said County.

Said Lot No. 13 fronts 34.00 feet on the northeasterly margin of Fifth Avenue North and extends back 174.40 feet on the northwesterly lien and 174.45 feet on the southeasterly lien to an alley line in the rear, measuring 34.00 feet thereon.

Being the same property conveyed to Daniel B. Seeley and spouse, Judy L. Seeley by deed from Germantown Partners, LLC, a limited liability company of record in Instrument No. 200006020055327 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 Plan, with Owner's Certificate, of record in Plat Book 9700 Page 489, said Register's Office, which Plan shows a minimum building setback line to be determined by Metropolitan Zoning Ordinances and a 20 foot easement for public utility and electrical purposes along the rear line of said lot.

This is improved property, known as: 1206 5th Avenue North, Nashville, Tennessee

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 27th day of August, 2003.

Daniel B. Seeley

Judy L. Seeley

State of TENNESSEE
County of DAVIDSON

On this 27th day of August, 2003 , before me the undersigned authority, personally appeared Daniel B. Seeley and Judy L. Seeley , 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:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $214,000.00

Affiant

Sworn and subscribed before me this the 27th day of August, 2003

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007