Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/03 08:28 2pgs
Fees:13.00 Taxes:1110.00

20031021-0155002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/20/03.

Notary Public

MY COMMISSION EXPIRES: 9/25/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry M. Flury et ux (NAME)	SAME (NAME)	131-10
4625 Chalmers Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	29.00
Nashville, TN 37215 (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, I/WE,

Marilynn M. Seymour, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry M. Flury and wife, Amy S. Flury

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. 226 on the Plan of Section I, Tynewood Estates, of record in Book 2900, page 88, Register's Office for said County. Said Lot fronts 150 feet on the West side of Chalmers Drive and runs back 287.3 feet on the North line and 259.7 feet on the South line to a dead line in the rear on which it measure 184 feet.

Property is subject to a 75 foot set-back line, a 15 foot Public Utilities Easement, Drainage Easements, and a 2 1/2 x 25 foot Anchor Easement, all on Owner's Certificate.

Being the same property conveyed to Richard C. Seymour and wife, Marilynn M. Seymour, by deed from William B. Allen and wife, Judith E. Allen, dated October 4, 1963, recorded October 17, 1963, of record in Book 3641, page 306, Register's Office for Davidson County, Tennessee. The said Richard C. Seymour having since died, thereby vesting title in Marilynn M. Seymour as surviving tenant by the entirety.

Subject to the following: easements, setback lines and restrictions noted at Plat Book 2900, page 88, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county taxes for current year were prorated as of date of deed.

This is unimproved ( )
improved (X) property, known as 4625 Chalmers Drive (House Number/Street) Nashville (City/Town) TN (State) 37215 (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 my hand this 20th day of October, 2003.

Marilynn M. Seymour

MARILYNN M. SEYMOUR

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 **Marilynn M. Seymour,** the bargainor(s), 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, as her free act and deed.

Witness my hand and official seal at **Nashville, TN,** this **10/20/03.**

Notary Public

MICHAEL T. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON CO[illegible]

Commission Expires: 09/25/2004