This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Linda Lee Floyd	New South Federal Savings	96-9-196
2834 Lakeland Drive	210 Automation Way	
Nashville, TN 37214	Birmingham, AL 35283	

For good and valuable consideration received, **Jean Martin, Conservator of Elizabeth Seiner** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 98P-1193** unto the Grantee, **Linda Lee Floyd**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Elizabeth Seiner**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Twin Lawn, of record in Plat Book 2331, Page 9, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Oscar C. Seiner, Jr. and wife, Elizabeth Seiner by Deed dated February 22, 1960 and filed for record on February 22, 1960 in Book 3030, Page 11, Register's Office for Davidson County, Tennessee. (Oscar C. Seiner, Jr. is now deceased). Said property is being conveyed pursuant to Order Approving Real Estate Sale Contract filed for record on January 23, 2004, Probate Court of Davidson County, Tennessee. Judge Randy Kennedy having approved the sale and authorized Jean Martin to sign as conservator for ward Elizabeth Seiner.

This is improved property known as 2834 Lakeland Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Conservator for Elizabeth Seiner** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 30 day of January 2004.

Davidson County DEEDWARR
Recvd: 02/17/04 09:37 2pgs
Fees:13.00 Taxes:327.45
20040217-0017844

Jean Martin Conservator for
Elizabeth Seiner
Jean Martin, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of January 2004, before me personally appeared, Jean Martin, Conservator for Elizabeth Seiner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Elizabeth Seiner, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 30 day of January 2004.

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 11-24-07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$88,500.00

The actual consideration or value, whichever is greater, for this transfer is ~~$85,000.00~~.

Affiant

Subscribed and sworn to before me this 30 day of January, 2004.

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
11-24-07