Davidson County DEEDWARR
Recvd: 05/14/04 08:18 2pgs
Fees:13.00 Taxes:252.34
20040514-0056475

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040111

Send Tax Bills To:
GMFS LLC
7389 Florida Blvd Ste 200A
Baton Rouge, LA. 70806

New Owner is:
Charles & Carolyn Seay
224 Whitney Park Drive
Nashville, TN 37207

MAP: 60-12
PARCEL: 73.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Darrell E. Hill and wife, Remegilda C. Hill**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles Seay and wife, Carolyn Seay**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Gilmore-Bishop Subdivision as of record in Book 6050, page 272, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 28 fronts 58.01 feet on the east side of Whitney Park Drive and extends back 221.99 feet on the North line, 221.14 feet on the southerly line, to a lien in the rear measuring 58.00 feet thereon.

Being the same property conveyed to Darrell E. Hill and wife, Remegilda C. Hill by Warranty Deed from Glenda G. Keef, unmarried dated 01/06/03, recorded 01/08/03, in Instrument No. 200301080003272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 2004.

GRANTOR:

Darrell E. Hill

Remegilda C. Hill

Darrell E. Hill

Remegilda C. Hill

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Darrell E. Hill and Remegilda C. Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of April, 2004.

BLYTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Blythe Bond Sanders
Notary Public

My Commission Expires: NOV. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $68,200.00.

Allison K. Sanders
Affiant

SWORN TO and subscribed before me this 30th day of April, 2004.

BLYTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Blythe Bond Sanders
NOTARY PUBLIC
My commission expires: NOV. 25, 2006