This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 06/01/04 08:32 2pgs
Fees:13.00 Taxes:40.89
20040601-0063433

ADDRESS NEW OWNER:
Jeff T. Seat
14838 Old Hickory Blvd.
Antioch, TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-15
PARCEL 292.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CITIZENS SAVINGS BANK & TRUST COMPANY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeff T. Seat, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 38, on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, to which Plan reference is made for a more complete description.

Being the same property conveyed to CITIZENS SAVINGS BANK & TRUST COMPANY, by deed from Jonathan E. Stark aka Jon Stark of record in INST: 20030530-0073017, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 1230 Joseph Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeff T. Seat, his heirs and assigns, forever; and CITIZENS SAVINGS BANK & TRUST COMPANY does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Jeff T. Seat, Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of May, 2004.

CITIZENS SAVINGS BANK & TRUST COMPANY

Deborah A. Cole, President

Deborah A. Cole, President

dac

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah A. Cole as President of CITIZENS SAVINGS BANK & TRUST COMPANY, 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 and who further acknowledged that she is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 2004.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 11,050.00.

AFFIANT

Subscribed and sworn to before me this 25th day of May, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY