WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES Exp. 5/24/08

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David M. Seeley	First Horizon Home Loan Corporation	MAP: 141-15-B
6817 River River Ridge Drive	4000 Horizon Way	Parcel: 45.00CO
Nashville, TN 37221	Irving, TX 75063	Map 141-15-B

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT L. DOERSCHUK AND WIFE, BETH ANN FOLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID M. SEELEY , UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6817 River Ridge Drive, Nashville, Tennessee 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 30th day of July, 2004.

Robert L. Doerschuk

Beth Ann Foley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Robert L. Doerschuk and Beth Ann Foley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 30th day of July, 2004.

Notary Public

My Commission Expires:

KAZE BOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 08/03/04 16:04 2pgs
Fees:13.00 Taxes:580.53

20040803-0093100

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

BOX 10-A

BF

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Rolling River Estates, Phase III, as of record in Book 5200, Page 81 and corrected in Book 6272, Page 196, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Doerschuk and wife, Beth Ann Foley by Warranty Deed from Darrell C. Wyatt and wife, Joann Wyatt of record in Book 11018, Page 304, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.