Davidson County DEEDWARR
Recvd: 08/05/04 15:47 1pgs
Fees:13.00 Taxes:418.10

20040805-0094579

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
4989 Lebanon Pike, # 2A
Old Hickory, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 25, 2006

DAVIDSON COUNTY ARTIE FULLER STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 4989 Lebanon Pike, # 2A, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Carlos Ayala **4958 Karen Ray Drive** **Antioch,TN 37013**	**SAME**	**162-03-179**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Henry S. Seward and wife and Patricia A. Seward

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Carlos Ayala, married

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 10 on the Plan of Apache Hills, Section 4, as of record in Book 4460, Page 60, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Henry S. Seward and wife, Patricia A. Seward, by Special Warranty Deed dated 11/26/1990, from Veterans Affairs, of record in Book 8257, Page 925, said Register's Office for Davidson County, Tennessee.

Henry W. Seward and Henry S. Seward are one and the same person.

Unimproved ( )
This is improved (X) property known as **4958 Karen Ray Drive, Antioch, TN 37013**

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(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 28th day of July, 2004

Henry S. Seward

Patricia A. Seward
by Henry W. Seward, Power of attorney

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 Henry S. Seward and wife and Patricia A. Seward by Henry S. Seward as Power of Attorney (of record in Instrument No. 20040805-0094578, recorded simultaneously herewith), the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2004.

Commission Expires:

Notary Public:

My Commission Expires November 25, 2006

DAVIDSON COUNTY ARTIE FULLER STATE OF TENNESSEE NOTARY PUBLIC