This Instrument Prepared By:
BROKERS ESCROW
SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 08/12/04 10:22 2pgs
Fees:13.00 Taxes:519.85
20040812-0097441

ADDRESS NEW OWNER:
Nina Lampley
4816 Hickory Way
Antioch, TN 37013

Send tax bill to MORTGAGEE:

MAP **176**
GROUP **05 -0**
PARCEL **512**

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

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 and sufficiency of which are hereby acknowledged, **William T. Seal and wife, Jennifer Seal** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Nina Lampley, a single woman**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hickory Woods Section "B" of record in Plat Book 6900, page 512, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William T. Seal, a single man, by deed from Secretary of Housing and Urban Development dated August 17, 2000, of record in Instrument no. 20000818-0081838, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to restrictive covenants contained in an instrument of record in Book 7422, page 304 Book 7857, page 94 Book 9616, page 470, Book 9616, page 477, Book 9678, page 187, Book 9764, Page 44, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. By-Laws contained in an instrument of record in Book 7932, page 648, and Charter of record in Book 7857, page 87 and re-recorded Book 7876, page 67 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 6900, page 512, said Register's Office.
5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 512, Register's Office for Davidson County, Tennessee.

This is improved property known as 4816 Hickory Way, Antioch, Tennessee 37013.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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 hands this the 9th day of August , 2004 .

William T. Seal

Jennifer Seal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William T. Seal and wife, Jennifer Seal**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of August, 2004

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $140,500.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of August, 2004.

NOTARY PUBLIC

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires SEPT. 30, 2006

My Commission Expires: 9/30/06

After Recording Return To:
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One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214