File #200450365

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00.

Curtis F. Seals
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2004.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis F. Seals and wife Debbie Seals	Owner	Map 72-1
(NAME) 106 Sun Valley Drive ~~Tract 15 Shepardwood Subdivision~~	(NAME) 106 Sun Valley Drive	Parcel 015.00
(ADDRESS) Mt. Juliet, TN 37122 ~~Nashville TN 37207~~	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BILLY G. GREGORY AND WIFE, ESTELLE A. GREGORY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CURTIS F. SEALS AND WIFE DEBBIE SEALS**, hereinafter called the GRANTEES, their heirs 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 designated as Reserve Parcel "C" on the plan of Section I, Shepardwood Subdivision, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy G. Gregory and wife, Estelle A. Gregory by Deed of record in Book 5773, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 4361, Page 11, Book 7910, Page 855 and re-recorded in Book 9471, Page 372; Sanitary Sewer and/or Storm Drainage Easement of record in Book 4154, Page 10; all matters shown on plat of record in Plat Book 4175, Page 82; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as Tract 15 Shepardwood Subdivision, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 08/31/04 13:23 2pgs
Fees:13.00 Taxes:9.25
20040831-0105264

Witness our hands this 30th day of August, 2004.

Billy G. Gregory

Billy G. Gregory

Estelle A. Gregory

Estelle A. Gregory

STATE OF Tennessee

COUNTY OF Davidson

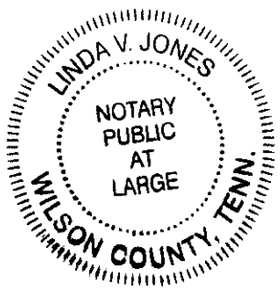
Before me, the undersigned Notary Public, personally appeared Billy G. Gregory and wife, Estelle A. Gregory who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076