File #200450412

Davidson County DEEDWARR
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Fees:13.00 Taxes:1017.50
20041001-0118389

LINDA W. 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 $ 275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-23-05

(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
Oakwood Park Development, LLC	Owner	Tract I Map & Parcel 61-53
(NAME) 1161 Murfreesboro Pk. ~~2634 Bethwood~~ Ste 520	(NAME)	Tract II Map & Parcel 72-01-015.00
(ADDRESS) Nashville TN ~~37207~~ 37217	(ADDRESS)	
(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, **CURTIS SEALS AND DEBBIE SEALS, HUSBAND AND WIFE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **OAKWOOD PARK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Tract I:

Beginning at a planted stone, the southwest corner of this tract herein described and on the east property line of Shepardwood, Section II, as of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee; thence, with the east line of said subdivision North 1° 30' East, 1500 feet to a point, thence, North 4° 00' East, 1203.00 feet to a point; thence, North 28° 18' East, 74.50 feet to a point; thence, north 36° 28' West, 46.54 feet to a point; thence, North 4° 00' East, 396.00 feet more or less to a point, the northwest corner of this tract; thence, South 82° 45' East, 107.00 feet to a point, the northeast corner of this tract and on the right of way line of the proposed Ellington Parkway; thence, with the west lines of said proposed Parkway seven (7) calls and distances as follows: South 7° 00' East, 622.47 feet to a point, South 2° 08' East, 169.00 feet to a point, South 9° 55' West, 1000.00 feet to a point, South 01° 23' West 202.24 feet to a point, South 12° 47' East 300.37 feet to a point, South 9° 55' West 496.23 feet to a point, South 29° 37' East, 62.82 feet to a point, in the southeast corner of this tract; thence, North 82°18' West, 230 feet more or less to the point of beginning and containing by estimation 13.51 acres, more or less.

Being the same property conveyed to Curtis Seals, married and Eddie Beard, unmarried by Warranty Deed dated June 17, 1999 of record in Book 11539, Page 157, and being further conveyed to Curtis Seals by Quitclaim Deed dated May 13, 2002 of record in Instrument No. 20020517-0060632, Register's Office for Davidson County, Tennessee.

Tract II:

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 Final Decree Confirming Sale of record in Book 5773, Page 721, and being further conveyed to Curtis F. Seals and wife, Debbie Seals by Warranty Deed dated August 30, 2004 of record in Instrument No. 20040831-0105264, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 436, 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, Pages 82 and 83; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee, all as to Tract II

Curtis Seals and Curtis F. Seals being one in the same person.

Unimproved (X)
This is improved ( ) property, known as 2634 Bethwood, 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 GRANTEE, its successors and assigns forever; and Grantors 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 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 Grantors 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 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 hands this 30th day of September, 2004.

Curtis Seals

Curtis Seals

By: Debbie Seals

Debbie Seals, Attorney in Fact

Debbie Seals

Debbie Seals

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of September, 2004, before me personally appeared Debbie Seals, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Curtis Seals and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Inst. No. 2004 1001 0118388 Register's Office of Davidson County, Tennessee.

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

David W. Kious

Notary Public

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

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