Box 14-A

# WARRANTY DEED

State of Tennessee
County of Davidson

File No. 17556-1

The actual consideration or value, whichever is greater, for this transfer is **$64,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/20/04 10:47 2pgs
Fees:13.00 Taxes:236.80
20041220-0150858

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Grant Batson** | **ABN AMRO Mortgage Group, Inc.** | **094-01-080** |
| **610 South 13th Street** | **4242 N. Harlem Ave** | |
| **Nashville, TN 37206** | **Norridge, IL 60706** | |

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, I,

**Kevin J. Seats, a married man**

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

**Grant Batson, married**

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 Lot No. 49 on the Amended Plan of Payne, Blakemore and Cunning's Addition to Nashville, as of record in Book 57, Page 70 and as amended in Book 57, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Kevin J. Seats, an unmarried man, by Warranty Deed from William Baty, dated February 15th, 2001, of record in Instrument No. 20010221-0016083, Register's Office for Davidson County, Tennessee. The said Kevin J. Seats having since married.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor(s) herein.**

**THIS instrument is being executed in behalf of Pamela Wilcox Seats, pursuant to a Power of Attorney executed by same on the ____ day of December, 2004, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee.**

**Pamela Wilcox Seats, spouse of the above named Kevin J. Seats, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

* 20041220-0150857

This is Improved (X) Unimproved (____) property, known as: **610 South 13th Street, Nashville, TN 37206**

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 we do covenant with the said GRANTEES that we 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 we do further convenant and bind ourselves, our heirs and representatives, 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.

Witness my/our hand(s) this **15th** day of **December, 2004.**

**Kevin J. Seats**

**Pamela Wilcox Seats**
**By: Kevin J. Seats, Attorney-in-fact**

By: Kevin J. Seats, Attorney-in-fact

**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 **Kevin J. Seats, a married man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **December, 2004.**

**Notary Public**

**My Commission Expires:** 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05 2007

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kevin J. Seats,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Pamela Wilcox Seats, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Pamela Wilcox Seats for the purpose therein contained, by signing the name of Pamela Wilcox Seats by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, **2004.**

**Notary Public**

**My Commission Expires:** 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05 2007