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Ruby Tittle
48-A

This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 12/22/04 13:30 3pgs
Fees:18.00 Taxes:893.75
20041222-0152261

File No.: **2120-686715**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventeenth day of December, 2004**, by and between **David B. Orvin and Caroline Igoe Ilderton-Orvin, husband and wife**, parties of the first part, and **Turlington P. Seay, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

CERTAIN REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS BEING LOT NO. 118 ON THE PLAN OF HORTON HEIGHTS, SECTION 5, AS OF RECORD IN BOOK 1835, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 118 FRONTS 90 FEET ON THE SOUTHWESTERLY SIDE OF SUMMERLY DRIVE AND RUNS BACK, 276.5 FEET ON THE NORTHWESTERLY LINE AND 262.8 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE, MEASURING 114.3 FEET THEREON.

Being the same property conveyed to David B. Orvin from Jerry V. Carson and wife, Gloria H. Carson and Erin Lee Kelly, by virtue of Warranty Deed as recorded on October 31, 1989 in Book 7971, Page 859 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book **7971** Page No.: **859** or Instrument No.: in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **102.12-0-009.00**

x Improved OR

Unimproved property located at: **859 Summerly Dr., Nashville, Tennessee 37209**

Caroline Igoe-Ilderton Orvin joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Caroline Igoe Ilderton-Orvin** may have in the above captioned property by virtue of **her** marriage to **David B. Orvin**, but the said **Caroline Igoe-Ilderton Orvin** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

David B. Orvin

Caroline Igoe Ilderton-Orvin

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David B. Orvin and Caroline Igoe Ilderton-Orvin, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Seventeenth day of December, 2004.**

Notary Public

My Commission Expires: 3-10-07

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **Turlington P. Seay**

and Address: **859 Summerly Dr.**
Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)
WELLS FARGO BANK, N.A.
11301 CARMEL ROAD, SUITE 309
CHARLOTTE, NC 28226

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**187,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventeenth day of December, 2004.**

Notary Public

My Commission Expires: 3-10-07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.