THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/24/05 08:31 2 pgs
Fees:13.00 Taxes:440.67
20050224-0020160

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Jason Seapker 1918 Brentridge Circle Antioch, TN 37013	NEW OWNER	150-05-0-235.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $119,100.00.

JS

Affiant

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 10th day of February, 2005

Darris Billingsley
Notary Public
My Commission Expires: My Commission Expires NOV. 22, 2008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kimley C. Webb, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Jason Seapker**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being all of Lot # 279 of the Plan, Cherry Hills, Section 5, as shown by plat appearing of record in Book 4300, Page 156, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kimley C. Webb, unmarried, by Warranty Deed from Salam Karim Yasser Alhasnawy, an unmarried person, and Karim Al-Hasnawy, an unmarried person, dated 09/29/99, of record in Book 11682, Page 426, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 4300, page 156, Register's Office for Davidson County. Restrictive covenants recorded in Book 4579, Page 841, Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2932 Mossdale Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 15th day of February, 2005

Kimley C. Webb

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Kimley C. Webb, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 15th day of February, 2005.

Darris Billingsley
Notary Public

My Commission Expires: _____

(SEAL)

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008