Return to:
File Box 9-B
First Title & Escrow Co., Inc.
#24116

Davidson County DEEDWARR
Recvd: 05/23/05 14:41 2 pgs
Fees:13.00 Taxes:2164.50
20050523-0057984

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43795

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$585,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 18th DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-26-08

WARREN CHAMPION, NOTARY PUBLIC, WILLIAMSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
Richard P. Seiter and	**US Bank N.A.**	**117-9-C-37**
Deborah L. O'Brien	**9321 Olive Blvd.**	**7DA 39304**
237 Burlington Place	**St. Louis, MO 63132**	
Nashville, TN 37215		

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 **We, JAMES W. STRINGER and wife, IRMA H. STRINGER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD P. SEITER and DEBORAH L. O'BRIEN**, husband and wife

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. 37, on the Plan of Burlington, a Planned Unit Development of record in Book 5200, pages 403, 404, 405, and 406, said Register's Office, as amended in Book 5800, page 185, said Register's Office.

Said Lot No. 37 fronts 49.39 feet on the northerly side of Burlington Place and runs back 122.29 feet on the westerly lot line and 96.59 feet on the easterly lot line to a line in the rear which measures 110.72 feet thereon.

Being the same property conveyed to James W. Stringer and wife, Irma H. Stringer by deed from Creason Clayton Construction Company, Inc., and Four-O-One Financial Corp., A Joint Venture, of record in Book 6186, page 796, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (xx) property known as 237 Burlington Place, Nashville, Tennessee 37215

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 covenant 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 our hands this 17th day of May, 2005

JAMES W. STRINGER

IRMA H. STRINGER

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 JAMES W. STRINGER and wife, IRMA H. STRINGER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006