Davidson County DEEDWARR
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Fees:13.00 Taxes:333.00

20050603-0063044

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Jacqueline Ladelle Tuttle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wilfred Todd Smith	New Owner	Map 136
3880 Priest Lake Drive, #77		Group 03-0-B
Nashville, TN 37217		Parcel 032.00-CO

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

Jeffrey Lynn Seely and Jacqueline Ladelle Tuttle and Johanna Muriel Crowder, Heirs of the Estate of Durward William Seely, a/k/a Durwood W. Seely

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wilfred Todd Smith
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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 77, Building No. 26, and the garage therewith in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Plat Book 4675, Page 131, and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Durwood W. Seely, unmarried, (a/k/a Durwood William Seely), by deed from Philhall Corporation, of record in Book 5458, page 467, said Register's Office. The said Durwood W. Seely now being deceased. See Will of record in File No. 05P-614 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 4675, page 131, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7679, page 173, Book 4651, page 420, Book 5083, page 417, Book 8115, page 849, Book 9089, page 765, Book 7679, page 173, Book 9089, page 757, Book 9507, page 606, Book 9927, page 75, and Instr. 20011025-011663, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Drive, #77, Nashville, TN 37217

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 27th day of May, 2005.

Jeffrey Lynn Seely

Jacqueline Ladelle Tuttle

Johanna Muriel Crowder

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 Jeffrey Lynn Seely, Jacqueline Ladelle Tuttle, and Johanna Muriel Crowder, heirs of the estate of Durward William Seely a/k/a Durward W. Seely, 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 27th day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.