Davidson County DEEDWARR
Recvd: 07/08/05 09:05 2 pgs
Fees:13.00 Taxes:725.20

20050708-0078905

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2005.

(Affix Seal)

Notary Public

My Commission Expires: 7/17/06

Preparer's File #-05E0294

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary J. Roberts, Jr.	Decision One Mortgage Co.	172-03-A-46CO
1240 Pine View Lane	6060 J. A. Jones Drive, ste 1000	
Nashville, TN 37211	Charlotte, NC 28287	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RANDALL C. SEALS AND LINDA L. SEALS, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GARY J. ROBERTS, JR. AND NICOLE ROBERTS, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 172-03-A-46CO

Land in Davidson County, Tennessee, being all of Lot No. 46, The Woodlands, Phase I, Section I, as shown by plat and survey of record in Plat Book 6900, page 498 and 499, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Randall C. Seals and Linda L. Seals, husband and wife, by deed from Jon P. Digby and wife, Alisha M. Digby of record in Book 11283, page 864, filed on 01-05-99, rerecorded on 01-15-99, in Book 11298, page 989, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1240 Pine View Lane, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **22nd** day of **June, 2005**:

Randall C. Seals
RANDALL C. SEALS

Linda L. Seals by Randall C. Seals, Attorney in Fact
LINDA L. SEALS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDALL C. SEALS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 22nd day of June, 2005.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

State of Tennessee

County of Williamson

On this 22nd day of June, 2005, before me personally appeared *Linda L. Seals, by Randall C. Seals, as her Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Linda L. Seals*, and who acknowledged that such person executed the same as the free act and deed of *Linda L. Seals*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 7/n 106

