RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050426

Davidson County DEEDWARR
Recvd: 07/08/05 11:33 2 pgs
Fees:13.00 Taxes:439.56
20050708-0079194

Send Tax Bills To:
T. Page Seay
6567 Brownlee Drive
Nashville, TN 37205

New Owner is:
T. Page Seay & J. Erin Seay
208 Chilton Avenue
Nashville, TN 37211

MAP: 133-02
PARCEL: 295.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Darrin D. Wilson, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **T. Page Seay*** **and J. Erin Seay,**
*aka Turlington Page Seay
hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:.

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Lots Nos. 30 and 31 on the plan of Nolen Heights as of record in Book 332, page 122, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 30 and 31 front 50 feet each on the south side of Chilton Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Darrin D. Wilson, unmarried from Malcom R. Bess, a widower by Warranty Deed dated May 20, 2005, recorded May 27, 2005, in Inst#20050527-0060334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of July, 2005.

GRANTOR:

Darrin D. Wilson

Darrin D. Wilson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Darrin D. Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of July, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $118,800.00.

Affiant

SWORN TO and subscribed before me this 1st day of July, 2005.

Jason Chaffin
NOTARY PUBLIC

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires:

03-22-2008