This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050358

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

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 07/18/05 10:08 2 pgs
Fees:13.00 Taxes:361.86
20050718-0082961

New Owner is:
Terry Seay
1172 Brittany Park Lane
Antioch, TN 37013

MAP: 162-12-A
PARCEL: 79.00

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, **Denise Myers and husband, Clifford Myers**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terry Seay, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** 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:

Land in Davidson County, Tennessee, Being Lot No. 79 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Denise Myers and Clifford Myers by Deed from Russell R. Payne, unmarried dated June 10, 2003, recorded July 23, 2003, in Instrument Number 20030723-0103160, Register's Office for Davidson County, Tennessee. Said Warranty Deed referenced the incorrect Lot Number, corrected in Scrivener's Affidavit recorded in Instrument No. 20030723-0103160, of said County.

This conveyance is made subject to the following: Easements and/or setback lines of record in Plat Book 9700, page 796, said Register's Office; Easements of record in Book 4202, Page 787 and Book 7953, Page 191, said Register's Office; Restrictive covenants of record in Book 10016, Page 870; Instrument Number 20021025-0130771; Book 10772, Page 988 and Book 11398, Page 4, said Register's Office.

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 30 day of June, 2005.

GRANTOR:

Denise Myers

Clifford Myers

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Denise Myers and husband, Clifford Myers**, 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 30 day of June, 2005.

BYLTHE LORD SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $97,800.00.

Affiant

SWORN TO and subscribed before me this 30th day of June, 2005

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 5/26/09