48-A

Return to: Realty Title

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050373

Davidson County DEEDWARR
Recvd: 07/25/05 10:03 2 pgs
Fees:13.00 Taxes:617.53
20050725-0085980

Send Tax Bills To:
Cavalry Banking
114 W. College Street
Murfreesboro, TN 37130

New Owner is:
Jesse Seator and Jessica High
7317 Middlebrook Circle
Nashville, TN 37221

MAP: 126-15-O-B
PARCEL: 220.00 CO

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, **Stacey R. West , an unmarried person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jesse T. Seator and Jessica L. High, tenants in common with rights of survivorship**, 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:

LAND in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Two, Lexington Point Subdivision of record in* Instrument No. 20010515-0049954, Register's Office for said county,

*Plat Book 1, Page 25, as amended in Plat Book 1, Page 121, Davidson County Chancery Court, and further amended in

to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to STACEY R. WEST, AN UNMARRIED PERSON from BEAZER HOME CORP., DBA PHILLIPS BUILDERS, a Tennessee Corporation by Warranty Deed dated March 25, 2002 of record in Instrument No. 20020403-0040149, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record.

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.

SRW 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 15th day of July, 2005.

GRANTOR:

Stacey R. West

Stacey R. West

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stacey R. West , an unmarried person** , 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 15th 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 $166,900.00.

Affiant

SWORN TO and subscribed before me this 15th day of July, 2005

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 2-1-09