Davidson County DEEDWARR
Recvd: 08/17/05 11:03 2 pg
Fees:13.00 Taxes:1489.25
20050817-0097587

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
05TN03638

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $402,500.00.

Richard H. Seay, Jr.
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2005.

Gail C. Victory
Notary Public:

My Commission Expires:

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Richard H. Seay, Jr and Gregg E. Colson 2180 Golf Club Lane Nashville, TN 37216	New Owners XXXXXX Countrywide Home Loans 3011 Armory Dr. Nashville, TN 37204	117-7-O-A-179-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 consideration, the receipt of which is hereby acknowledged, we, **John Q. Binhlam, an single man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard H. Seay , Jr. and Gregg E. Colson**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being Unit B, Parcel 176 on the Plan of Gloucester Square, of record in Book 4460, Page 50, Register's Office for Davidson County, Tennessee, and as shown on the Master Deed of Parcel 176, of record in Book 4791, Page 399, Register's Office for said County, on Schedule "A", page 407, of same.

BEING the same property conveyed to John Q. Binhlam, unmarried by Warranty Deed from William K. Gooch, unmarried, dated October 17, 1996, recorded October 21, 1996, in Book 10231, Page 611, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 4460, Page 50, Register's Office for Davidson County, Tennessee.

This property is a part of a Condominium Development.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessments contained in DCCR's/Master Deed.

Restrictive Covenants of record in Book 4548, Page 217 and Book 5915, Page 274, Register's Office of Davidson County, Tennessee.

Master Deed of record in Book 4791, Page 399, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **2180 Golf Club Lane, Nashville, TN 37216**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 15th day of August, 2005.

John Q. Binhlam

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 John Q. Binhlam, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of August, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075