Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1406

Davidson County DEEDWARR
Recvd: 08/19/05 12:37 2 pgs
Fees:13.00 Taxes:1535.50
20050819-0099050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jon P. Seaborg and spouse, Cheryl A. Kennedy, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Thomas J Abramo and wife, Gail Ann Abramo, hereinafter called the Grantee, Grantee's 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 Lot No. 359 on the plan of Brook Meade, Section 9, of record in Book 2331, page 34 and 35, Register's Office for said County.

Said Lot No. 359 fronts 119.0 feet on the southerly margin of Belton Drive and extends back 351.7 feet on the westerly line and 318.0 feet on the easterly line to a broken line in the rear, measuring 130.9 feet thereon.

Being the same property conveyed to Jon P. Seaborg and spouse, Cheryl A. Kennedy, by deed dated July 31, 1995, from James Gary Hines and spouse, Dixie S. Hines, of record in Book 9749, page 42 , Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 805 Belton Drive, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of August, 2005

Jon P. Seaborg

Cheryl A. Kennedy

State of Tennessee)
County of Davidson)

On this 1st day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jon P. Seaborg and Cheryl A. Kennedy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-08

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 415,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of August, 2005.

Notary Public

My Commission Expires: 7-15-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Thomas J Abramo 805 Belton Drive Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619	115-3-55