Davidson County DEEDWARR
Recvd: 09/08/05 15:06 2 pgs
Fees:13.00 Taxes:456.21

20050908-0108324

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44146

WARRANTY DEED

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,300.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **26TH DAY OF AUGUST, 2005.**

Shelby V. Street
Notary Public

MY COMMISSION EXPIRES: 11-13-07

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
EVA DePAULIS **333 Chamberlin Street** **Nashville, TN 37209**	NEW OWNER	**92-13-272** **11W 81265**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **We, KARA L. KENNEY SEWARD and husband, MICHAEL A. SEWARD**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVA DePAULIS, An Unmarried Woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

LAND in DAVIDSON County, Tennessee, being Lot No. 8, of Block 27, on the Plan of E. J. PLUMMER'S ADDITION, of record in Book 161, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kara L. Kenney, Unmarried, by deed from Rose Anna Clark and Anna F. Clark of record in Instrument Number 20000224-0018135, Register's Office for Davidson County, Tennessee. The said Michael A. Seward, husband of Kara L. Kenney Seward, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

This property is improved (X) known as 333 Chamberlin Street, Nashville, Tennessee 37209

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, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 26th day of August, 2005.

X Kara L. Kenney Seward
KARA L. KENNEY SEWARD

X Michael A. Seward
MICHAEL A. SEWARD

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 KARA L. KENNEY SEWARD and husband, MICHAEL A. SEWARD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26h day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.