Prepared by:
Cain & Associates
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 11th day of October, 2005.

Notary Public
My commission expires: 6-27-09

TOBEY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 10/21/05 16:28 2 pgs
Fees:12.00 Taxes:0.00
20051021-0127569

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathy Helton, Trustee 2137 Kidd Road Nolensville, TN 37135	Kathy Helton, Trustee 2137 Kidd Road Nolensville, TN 37135	108-16-0-117.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Granville Seiner hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to the Granville Seiner Family Trust, hereinafter called the Grantee(s), herein referred to as "Grantee", whether one or more, all of Grantor's right, title and interest, in and to the real property, being Grantor's separate property, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 47, Final Plat, Section 2 & 4 Revision of Lot 39 of Section 2 and 45, 46, 47, 48, of Section 4, on the Plan of Lakeview Hills Subdivision, as shown on plat of record in Plat Book 6200, page 131, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Granville Seiner in Instrument 20030106-0001699 recorded 01/06/2003, Register's Office for Davidson County, Tennessee.

This conveyance, however, is made and accepted subject to that certain indebtedness evidenced as follows: Deed of Trust, recorded January 1, 2003 in the Registers Office for Davidson County, Tennessee as Instrument Number 20030106-0001700, with a Maximum Principal Indebtedness of $83,200.00, executed by Granville Seiner and given to Lenders Title, Trustee, for the benefit of First Franklin Financial Corporation, Lender, the indebtedness of which Grantee has not hereby assumed, and any and all other restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the real property records of Davidson County, TN.

This conveyance is also subject to that certain indebtedness evidenced as follows: Deed of Trust, recorded January 6, 2003 in the Registers Office for Davidson County, Tennessee as Instrument Number 20030106-0001701, with a Maximum Principal Indebtedness of $20,800.00, executed by Granville Seiner and given to Chicago Title Insurance Company, Trustee, for the benefit of First Franklin Financial Corporation, Lender, the indebtedness of which Grantee has not hereby assumed, and any and all other restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the real property records of Davidson County, TN.

This property is improved property known as 1421 Trade Winds Court, Nashville,

Tennessee 37214

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

But it is expressly agreed that the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Deeds of Trust and payments and interest associated therewith are fully paid according to the face, tenor, effect and reading of the promissory notes thereof, when this Deed shall become absolute.

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 my hand this 11th day of October, 2005.

Granville Seiner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Granville Seiner, the bargainor(s), 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 Franklin, Tennessee, this 11th day of October, 2005.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: Seiner to Gordon