WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/06 10:12 2 pgs
Fees:13.00 Taxes:481.00

20060217-0019216

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Nicole McKissack
Affiant

Subscribed and sworn to before me, this ~~the 13th~~ day of February, 2006.

Notary Public

My commission expires: 5/2006

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole Mckissack	**SAME**	**150-05-0235.00**
2932 Mossdale Dr.		
Antioch, Tn 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jason Seapker, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Mckissack, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being all of Lot # 279 of the Plan, Cherry Hills, Section 5, as shown by plat appearing of record in Book 4300, page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jason Seapker by deed from Kimley C. Webb dated 2/15/05 and recorded 2/24/05 in Instrument # 200502240020160, Register's Office for Davidson County, Tennessee. Also see deed to Kimley C. Webb, unmarried dated 9/29/99 in Book 11682, page 426, Register's Office for said County.

Vicky Hopkins Seapker joins in conveyance to release any and all interest in said property.

This is improved (_x___) Unimproved (____) property, known as **2932 Mossdale Dr., Antioch, Tn 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **13th** day of **February, 2006.**

Jason Seapker

Vicky Hopkins Seapker
Vicky Hopkins Seapker

Tri-State Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jason Seapker and Vicky Hopkins Seapker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **February, 2006.**

Danny L Smith

Notary Public

My Commission Expires: 5/20/06

