THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/05/06 09:34 2 pgs
Fees:13.00 Taxes:482.85
20060405-0038803

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
BILLY JOE SEALS MONTYE C SEALS 102 JUDITH COURT GOODLETTSVILLE, TENNESSEE 37072	SAME	018120A00900CO

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, Helen W Spredbury, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Billy Joe Seals and wife, Montye C Seals, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Situated in Davidson County, Tennessee, being Lot 9 of Emerald Cove Subdivision, of record in Plat Book 6900 Page 630, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description hereof.

Being the same property conveyed to Helen W Spredbury, unmarried from Lori D Atchley, unmarried by deed dated 02/28/92 of record in Book 8564 Page 676, said Register's Office.

This is improved property known as: 102 Judith Court, Goodlettsville, Tennessee 37072.

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. Whenever 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 31st day of MARCH, 2006.

Helen W. Spredbury
HELEN W SPREDBURY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen W. Spredbury with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31ST day of MARCH, 2006.

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF Sumner

$130,500.00

The actual consideration or value, whichever is greater, for this transfer is ~~$239,900.00~~.

Sandra Kirby
Affiant

Subscribed and sworn to before me this 31ST day of MARCH, 2006.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY