Davidson County DEEDWARR
Recvd: 05/01/06 11:07 3 pgs
Fees:18.00 Taxes:165.58
20060501-0049508

#391

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert Selph and Georgia Selph	(NEW OWNERS)	Map 71-15-
P.O. Box 2053		Parcel 313
Clarksville, TN 37042		

RETURN TO: This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Louise Seawright, Trustee of The West Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated October 28th, 2005, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Robert Selph and wife, Georgia Selph,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of C.F. Sharpe and W.L. Horns Second Subdivision of Lindsley Property of record in Plat Book 161, page 53, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Louise Seawright, Trustee of The West Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated October 28th, 2005 by deed dated October 28th, 2005 from Annie West, a widow of record in Instrument No. 20051028-0130651, said Register's Office. Further being the same property to Lawrence A. West and wife, Annie R. West by deed dated October 2nd, 1987 from Robert B. Beck and wife, Martha Lu Beck of record in Book 7373, page 146, said Register's Office. The said Lawrence having since died on June 23, 2001 and title vested in Annie R. West as the sole surviving tenant by the entirety. Annie R. West is one and the same as Annie West.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Any and all matters appearing on the Plan of record in Plat Book 161, page 53, said Register's Office.**

This is improved property commonly known as: 1204 North 2nd Street, Nashville, TN 37207

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $44,750.00.

Georgia Selph
Affiant

Subscribed and sworn to before me this 27th day of April, 2006.

Judy Painter-Rose
Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of **April, 2006**.

The West Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated April 16th, 2005

By: _____ Trustee
Louise Seawright, Trustee

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Louise Seawright** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the T**rustee** of **The West Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated October 28th, 2005** and that SHE executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **herself** as the **Trustee.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 27 **th** day of **April 2006.**

My Commission Expires MAR. 31, 2007

Notary Public

My Commission Expires:_____

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.