THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14684

Davidson County DEEDWARR
Recvd: 06/02/06 10:36 2 pgs
Fees:13.00 Taxes:166.50



20060602-0064933

Property Address:
4408 Central Pike, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Oleta Seaborn, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Alvin Hardeman Seaborn, Jr., and wife, Deborah Seaborn,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Situated in the 4th Civil District, and beginning at an iron pin located in the center of Central Pike, being the Clifford Graves property formerly, northwest corner, thence in a southerly direction with the west boundary lines of Clifford Graves and Bud Jenkins 720 feet to an iron pin located in the west boundary line of the said Bud Jenkins; thence in a westerly direction 310 feet to an iron pin driven in the ground; thence in a northerly direction 810 feet to an iron pin located in the center of Central Pike; thence in an easterly direction with the center of said Central Pike, 323 feet to the beginning. And bounded on the south and west by M.P. Sullivan and wife.

LESS AND EXCEPT that portion conveyed to Hamilton Cartwright, Jr. and wife, Linda Susan Cartwright in Book 5035, Page 745, in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a installment deed from S.L. Goins and wife, Ollie May Goins, dated April 21, 1958, and recorded May 21, 1958, in the Register's Office for Davidson County, Tennessee, in Book 2749, at Page 298.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 25 day of May, 2006.

Oleta Seaborn by Sandra Seaborn Earhart Her Attorney in Fact {Seal}
OLETA SEABORN by Sandra Seaborn Earhart,
Her Attorney in Fact

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 Sandra Seaborn Earhart, with whom I am personally acquainted (or who proved satisfactorily) and who upon oath acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Oleta Seaborn and that she is authorized by Oleta Seaborn to execute this instrument on her behalf.

ROBBIN TERRY NOTARY PUBLIC WILSON COUNTY TENNESSEE

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $45,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 25 of May, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Alvin Hardeman Seaborn, Jr. and Debra Seaborn
4408 Central Pike
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Alvin Hardeman Seaborn, Jr. and Debra Seaborn
4408 Central Pike
Hermitage, TN 37076
Tax Parcel ID#: 087-00-0-104.00

ROBBIN TERRY NOTARY PUBLIC WILSON COUNTY TENNESSEE