67

REALTY TITLE
Box 484

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

RETURN TO:
Realty Title & Escrow Co., Inc.
206-B Cool Springs Blvd., Suite 206
Franklin, TN 37067

NEW OWNER:

Glenn S. Seabolt
6764 Autumnwood Drive
Nashville, TN 37221

SEND TAX BILL TO:

Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

MAP & PARCEL:

155 08 0 C 254.00 CO

Davidson County DEEDWARR
Recvd: 06/26/06 10:06 2 pgs
Fees:13.00 Taxes:1202.50

20060626-0075755

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ian Devon Black and wife, Holly Ann Black,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Glenn S. Seabolt**, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 10 on the Final Plat of Poplar Creek Estate, Phase IV, as of record in Book 9700, page 195, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ian Devin Black and wife, Holly Ann Black by Substitute Trustee's Deed from Ocwen Financial Services, Inc., of record in Instrument #20000830-0085855, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. Declaration of Covenants in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and Book 9472, page 824, RODC, TN.
3. All matters of record in Plat Book 9700, page 195, RODC, TN.
4. Charter of record in Book 7120, page 125, RODC, TN.
5. 2006 county property taxes are a lien, not yet due and payable.

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, his heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

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.

This improved property is known as:

6764 Autumnwood Drive, Nashville, TN 37221.

WITNESS OUR HANDS THIS 19th DAY OF JUNE, 2006, IN FRANKLIN, TENNESSEE.

Ian Devon Black

HOLLY ANN BLACK
Holly Ann Black
By: ATTY IN FACT
Ian Devon Black, Atty. In Fact**

**See Power of Attorney of record in Instrument No. 20060626-0075754, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Ian Devon Black, for himself and as Attorney in fact on behalf of his wife, Holly Ann Black, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 19th day of June, 2006.

Deborah K. Devine State of Tennessee Notary Public Davidson County

Notary Public

My Commission Expires: 11/22/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 19th day of June, 2006, in Franklin, Tennessee.

Notary Public

My Commission Expires: 12/30/07

JACLYN L. KING STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-30-07

17963.2006/MS