Davidson County DEEDWARR
Recvd: 08/16/06 08:19 1 pgs
Fees:13.00 Taxes:577.20

20060816-0100613

RECORD AND RETURN TO:
TN TITLE & ESCROW
238 N. Lowry
Smyrna, TN 37167

WARRANTY DEED

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2006

Patricia K. Gober
Notary Public

MY COMMISSION EXPIRES: 05/24/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 238 N. Lowry, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Sturm **640 Denver Drive** **Hermitage,TN 37076**	**SAME**	**75-08-010.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gary L. Seals and wife, Janet Seals

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael F. Sturm, unmarried

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

Being Lot No. 204 on the Plan of Tulip Grove, Section 4, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary Seals and wife, Janet Seals, by Deed from James C. Render and wife, Louise A. Render dated 07/21/1998, of record in Book 11041, Page 16, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **640 Denver Drive, Hermitage, TN 37076**

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(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 28th day of July, 2006

Gary L. Seals

Janet Seals

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 Gary L. Seals and Janet Seals, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2006.

Commission Expires: 4/25/07

Notary Public:

KEITH D. GOBER ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENN.