20B

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 2006

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor Seidel	Option One Mortgage Corporation	MAP 82-03
(NAME)	(NAME)	
1006 Stainback Avenue	1600 Parkwood Cir. SE Ste 645	PARCEL 348
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Hubert S. Fyke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trevor Seidel and wife, Jennifer Seidel and Dale E. Work, Unmarried As Joint Tenants, With Right Of Survivorship

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

LAND in Davidson County, Tennessee, being Lots Nos. 79 and 80 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 79 and 80 front 50 feet each on the West side of Stainback Avenue and runs back between parallel lines 155 feet, more or less, to an alley.

Being the same property conveyed to Hubert S. Fyke by Warranty Deed dated May 24, 1961, from James O. Carnahan, Edward C. Kephart, Jr. and Dallas M. Bridges, local Trustees for the Church of God of Prophecy, at Nashville, Tennessee, for the use and benefit of the Church of God of Prophecy, with headquarters at Bible Place, Cleveland, Tennessee, of record in Book 3225, Page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

CONTINUED

This is improved (X) unimproved ( ) property, known as 1006 Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 25th day of September, 2006

Hubert S. Fyke

By Glenda Sue Slawson, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 09/29/06 10:28 2 pgs
Fees:13.00 Taxes:321.53

20060929-0120604

LEGAL DESCRIPTION CONTINUATION:

Glenda Sue Slawson executes this instrument as Attorney-in-Fact on behalf of Hubert S. Fyke pursuant to the Specific Power of Attorney which is of record by Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

*20060929-0120603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of September, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared Glenda Sue Slawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hubert S. Fyke as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Hubert S. Fyke.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25th day of September, 2006.

D. Annette Maples
Notary Public

My Commission Expires: 11-25-2006

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires NOV. 25, 2009