**This document prepared by:**

| | |
|---|---|
| **Firm/Company** | **Consumer Trust Title & Escrow, LLC** |
| **Address:** | **219 Ward Circle** |
| **Address 2:** | **Suite 5** |
| **City, State, Zip:** | **Brentwood, TN 37027** |
| **Phone:** | **(615) 369-0039** |

Davidson County DEEDWARR
Recvd: 10/18/06 09:38 3 pgs
Fees:18.00 Taxes:1727.90



20061018-0129120

--------Above This Line Reserved For Official Use Only--------

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**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, **BILLIE G. SEELYE AND GARY L. SEELYE**, hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **MICHAEL WALKER,** UNMARRIED hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 118 ON THE PLAN OF HEARTHSTONE, PHASE 8, AS OF RECORD IN BOOK 6250, PAGE 929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO BILLIE G. SEELYE, A MARRIED WOMAN BY WARRANTY DEED OF JAMES L. CORBIN AND BARBARA B. CORBIN, HUSBAND AND WIFE RECORDED MARCH 2, 2000 IN INSTRUMENT NO.200003020020533, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY BEING FURTHER CONVEYED TO GARY L. SEELYE BY QUITCLAIM DEED OF BILLIE G. SEELYE, A MARRIED WOMAN RECORDED JAN. 31, 2005 IN INSTRUMENT NO. 2005013100011176, DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS. *The above reference deed contained an incorrect legal description.*

**Map Parcel Number: 160-11-38**

**This property is known as: 612 Manorview Circle, Brentwood, TN 37027**

Subject to Restrictive Covenants contained in the instruments of record in Book 6884, Page 261, Book 7053, Page 982, Book 9945, Page 958; Charter of HOA of record in Book 6995, Page 646; all matters shown on the Plat of record in Book 6250, Page 929, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 29th day of September, 2006.

Billie G. Seelye

Grantor
Billie G. Seelye

Gary L Seelye

Grantor
Gary L. Seelye

STATE OF Tennessee

COUNTY OF Williamson

On this 29th day of September, 2006 before me personally appeared Billie G. Seelye and ~~Adam Hayward~~ Gary L. Seelye ~~Becky Hayward~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires: _____

**Grantor(s) Name, Address, phone:**
Billie G. Seelye and Gary L. Seelye

**Grantee(s) Name, Address, phone:**
Michael Scott Walker
2000 Mallory Lane, Box 130-125
Franklin, TN 37067

**SEND TAX STATEMENTS TO :**
Grantee

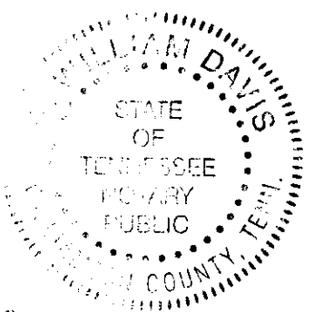
W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$467,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29th day of September, 2006.




(Seal)

Billie G. Seelye
Affiant

Billie G. Seelye
Type or Print Name

Notary Public

My commission expires:

_____

W. Davis
Type or Print Name