THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25964-10-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $374,000.00 Affiant Subscribed and sworn to before me this 27th day of November, 2006. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Deborah Cordle 4405 Idaho Avenue Nashville, TN 37209	**Send Tax Bills To:** **Delta Community Credit Union** **19 D Chapin Road** **Pine Brook, N.J. 07058**	**Tax Information:** Map No.103.04-0-055.00 Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin T. Seale, married and Patrick R. Norris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Cordle** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved` property located at 4405 Idaho Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Molly Amelia Thoreson joins in this conveyance to convey any and all marital interest she may have in the above described property, by virtue of her marriage to Kevin T. Seale.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of November, 2006.

Kevin T. Seale

Molly Amelia Thoreson

Patrick R. Norris

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin T. Seale, and Molly Amelia Thoreson, and Patrick R. Norris**, and 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, at office, this 27th day of November, 2006.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 11/30/06 13:28 2 pgs
Fees:13.00 Taxes:1383.80

20061130-0147913

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 306 Block 17 on the Plan of Charlotte Park First Addition, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. Together with an easement for ingress and egress created by Agreed order appearing as Instrument No. 20000214-0014764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin T. Seale, unmarried and Patrick R. Norris, unmarried, as joint tenants with rights of survivorship by Deed dated August 20, 2001 from Linda Arnold, married of record in Instrument No. 20010823-0091187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 57, page 103, Register's Office for Davidson County, Tennessee.