WARRANTY DEED

Return To:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N15136

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Edward Seaman	USAA FSB and GMAC Mortgage	MAP 96-5 PAR 14
(NAME)	(NAME) PO Box 4025	
(ADDRESS)	(ADDRESS) Coraopolis, PA 15108-6942	
(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, **L. Jeoffrey Siever, unmarried, and Jeffery L. Cunningham, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Edward Seaman, and wife, Katherine Seaman,** 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 a part of Lot No. 90 on the Map of the Blue Fields Subdivision, Section 2, of record in Book 843, page 34, Register's Office for Davidson County, Tennessee. Being Lot No. 1 on the Plan of R. D. Stanford's resubdivision of Lots 90, 91, 92 and 93, etc., not of record and described according to a survey of Z. J. Wilkinson, Surveyor, dated April 6, 1940, as follows: Beginning at a point in the southerly margin of Cumberland Circle 97 feet east of the common corner of Lots 90 and 91 on the Map of Blue Fields Subdivision, Section 2, of record in Book 843, page 34, Register's Office for Davidson County, Tennessee; thence easterly with the southern margin of Cumberland Circle 72 feet to a point; thence South 307 feet to a point 80 feet west of the common corner of Lots 89 and 90 of said Blue Fields Subdivision; thence west 72 feet to a point 98 feet east of the common corner of Lots 90 and 91 of said subdivision; thence north 305.5 feet to the point of beginning.

Being the same property conveyed to L. Jeoffrey Siever and Jeffery L. Cunningham by deed dated June 18, 1993 of record in Book 9048, page 88, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 244 Cumberland Circle, Nashville, TN 37214
(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 our hands this 9th day of July, 2007

Davidson County DEEDWARR
Recvd: 07/13/07 12:03 2 pgs
Fees:13.00 Taxes:873.20
20070713-0083634

L. Jeoffery Siever

Jeffery L. Cunningham

STATE OF TENNESSEE

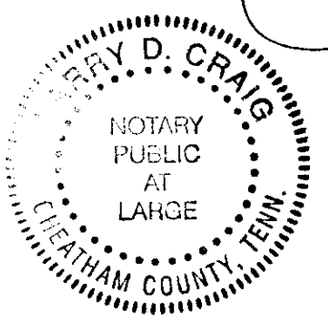
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, L. Jeoffrey Siever and Jeffery L. Cunningham the within named bargainor(s), with whom I am personally acquainted or proved to be 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 9th day of July, 2007

Commission expires: 2-10-08

Notary Public



My Commission Expires FEB. 10, 2008