Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/05/07 11:46 3 pgs
Fees:18.00 Taxes:754.80

20071005-0118953

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $204,000.00

Affiant

Subscribed and sworn to before me, this 4th day of October, 2007.

Notary Public
My commission expires: 1-20-2009

Lauren M. Rickels
STATE OF TN NOTARY PUBLIC
Williamson County

03-0708-34903

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Ransom	SunTrust Mortgage, Inc.	102-12-0-009
859 Summerly Drive	P.O. Box 57028	
Nashville TN 37209	Irvine, CA 92619-7028	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Turlington P. Seay, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles A. Ransom, Jr. and wife, Kamber Ransom, hereinafter called the Grantees, their successors 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 Lot No. 118, on the Plan of Horton Heights, Section 5, of record in Book 1835, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Turlington P. Seay, an unmarried man by deed from David B. Orvin and Caroline Igoe Ilderton-Orvin, husband & wife, dated 12/17/04, recorded 12/22/04, of record in Instrument No. 20041222-0152261, Register's Office for Davidson County, Tennessee.

Erin Seay, wife of Turlington P. Seay, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.
See attached Exhibit A.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 859 Summerly Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of October, 2007.

Turlington P. Seay by Angela O'Neil, Atty in Fact
Turlington P. Seay, by Angela O'Neil
Attorney in Fact

Erin Seay by Angela O'Neil, Atty in Fact
Erin Seay, by Angela O'Neil,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela O'Neil, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged she is the attorney in fact for Turlington P. Seay and Erin ~~Page~~ Seay, and she is authorized by them to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 4th day of October, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09

Prepared by: Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

"Exhibit A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Angela O'Neil, who made oath as follows:

1. That by appointments dated August 17th, 2007, which are recorded in the Register's Office for Davidson County, Tennessee, Angela O'Neil was appointed as attorney –in-fact for Turlington P. Seay and Erin Seay ("Principal") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument or any other loan documents in their behalf to which this affidavit is attached, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 4th day of October, 2007.

Angela O'Neil

STATE OF TENNESSEE
~~WILLIAMSON~~ Davidson COUNTY

On this 4th day of October, 2007, before me personally appeared Angela O'Neil, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. Witness my hand and seal this 4th day of October, 2007

.

Notary Public

My commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN