PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/17/07 14:41 2 pgs
Fees:13.00 Taxes:1716.80
20071017-0123326

W & I Ref:(dm) Title No: 48997
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Utley Land Co. 115 Gillette Drive Franklin, Tennessee 37069	SAME

TAX MAP-PARCEL NUMBERS: 10408033500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$464,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Seitz and spouse, Maureen Seitz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Utley Land Co.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 42 on the Map of O.B. Plan of Large Lots, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the westerly margin of 16th Avenue South, formerly Belmont Avenue; as widened, 110 ¾ feet south of the common corner or Lots Nos. 42 and 35; thence westerly 157 ¼ feet* to the westerly margin of 16th Avenue South; thence with the margin of same, northerly 70 ¾ feet to the point of beginning.

Being the same property conveyed to Donald Seitz and wife, Maureen Seitz by deed from Highland Park Church of record in Doc. No. 20040525-0061276 dated and executed on May 21, 2004 and recorded on May 25, 2004 in the Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 21 Page 87, said Register's Office.

This is improved property, known as: 1311 16th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor , Grantor's heirs and representatives, to warranty and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this 15th day of October, 2007.

Donald Seitz

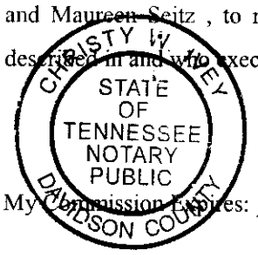
Maureen Seitz

* more or less, to the easterly margin of an alley; thence with the margin of the same, southerly 70 feet 6½ inches to a point; thence easterly 157¼ feet

State of TENNESSEE

County of DAVIDSON

On this 15th day of October, 2007 , before me the undersigned authority, personally appeared Donald Seitz and Maureen Seitz , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires
May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $464,000.00

Affiant

Sworn and subscribed before me this the 15th day of October, 2007

Notary Public



My Commission Expires: _____

My Commission Expires
May 2, 2011