THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29302B

MAP/GROUP/PARCEL: 086-14-0-B/064.00 C0

Davidson County DEEDWARR
Recvd: 10/23/07 10:48 2 pgs
Fees:13.00 Taxes:626.78
20071023-0125262

NEW OWNER'S NAME AND ADDRESS:
SUZANNE M. SEELEY
3152 LAKE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Magna Bank, fka 1st Trust Bank for Savings
PO Box 17257
Memphis, TN 38187-0257

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JACK T. WILTON, SR. AND MARLENE WILTON, HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **SUZANNE M. SEELEY**, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 116 on the Plan of Fleetwood, Phase One, as shown by plat of record in Plat Book 6900, Page 465 & 466, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

The subject property is improved property known as 3152 LAKE DRIVE, HERMITAGE, TN 37076.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20010828-0092811, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JACK T. WILTON, SR.

MARLENE WILTON

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **JACK T. WILTON, SR. and MARLENE WILTON, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 1st day of October, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-15-08

JEAN K. PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires Jan 15, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $169,400.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of October, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-15-08

JEAN K. PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My Commission Expires Jan 15, 2008