PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 10/17/08 09:52 3 pgs
Fees:18.00 Taxes:2849.00
20081017-0104421

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: DM Title No: 49595

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William David Bartholomew 10 Cadillac Dr., Ste 190 Brentwood, TN 37027	New Owner

TAX MAP-PARCEL NUMBERS: 11607003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$770,000.00 ,** 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 **William David Bartholomew, married** 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 City of Belle Meade, Davidson County, Tennessee, being Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot. (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office), described together as follows:

Beginning on the westerly margin of Lynnwood Blvd. At the corner of lots Nos. 4 and 5; thence with the line between said lots, westwardly 285 ½ feet to the center of a 30 foot court' now abandoned; thence with the center of said abandoned court southwardly 200 feet to the corner of lots Nos. 5 and 6; thence with the line between said lots, eastwardly 339 feet to the westerly margin of Lynnwood Blvd.; thence northwardly 155 feet to the beginning of a curve in said boulevard; thence with said curve in a northwesterly direction 139 ½ feet to the center of lots Nos. 4 and 5, the point of beginning.

Included in the above described tract but specifically excluded from this transfer is the following tract:

Land in the City of Belle Meade, Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynnwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office); described together as follows:

Beginning on the westerly margin of Lynnwood Blvd. At the corner of Lots No. 5 and 6; thence with the line between said two lots, south 81 ½ degree west 339 feet to the center of a 30 foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30' east 375.5 feet, more or less to the westerly margin of Lynnwood Blvd.; thence with said Boulevard, southwardly 138.78 feet, more or less to the beginning.

Being the same property conveyed to Donald Seitz and spouse, Maureen Seitz by warranty deed from Jerry W. Johns and spouse, Virginia B. Johns dated April 4, 2000 and recorded on April 17, 2000 of record in Doc. No. 20000417-0038519, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20030320-0037019, subject property was conveyed to Donald Seitz and Maureen Seitz, as equal tenants in common without right of survivorship.

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 Book 421 Page 45, said Register's Office. Easement for sanitary sewer to the City of Belle Meade of record in Book 5818, page 843, said Register's Office.

This instrument is executed on behalf of Maureen Seitz by pursuant to a Power of Attorney executed by her on the 1st day of October, 2008, of record in Instrument No. 20081017-0104420, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 113 Lynnwood Boulevard, Nashville, Tennessee 37205

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 warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of October, 2008 .

Donald Seitz

Maureen Seitz By: Donald Seitz, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 1st day of October, 2008, before me the undersigned authority, personally appeared **Donald 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

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: $770,000.00

Affiant

Sworn and subscribed before me this 1st day of October, 2008

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 25, 2008

My Commission Expires:

Notary Public

Wldoc: Deed Wty—12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Setiz**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Maureen Seitz** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2008

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Donald Seitz and spouse, Maureen Seitz

TO: William David Bartholomew

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

, Affiant

Sworn to and subscribed before me this 1st day of October, 2008

Notary Public

My Commission Expires:_____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011