Davidson County DEEDWARR
Recvd: 12/22/08 11:26 2 pgs
Fees:13.00 Taxes:592.00

20081222-0121830

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $160,000.00.

Alison L. Russell
Affiant

Subscribed and sworn before me this the 19th day of December, 2008.

Kathy Lusby
Notary Public
My commission expires:

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryan A. Picklesimer 7468 Stacy Drive Nashville, TN	SunTrust Mortgage Inc. 401 Commerce Street Suite 6100 Nashville, TN 37219	142-2-26

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Seat, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bryan A. Picklesimer, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Seat by deed from Randall L. Olson and wife Lisa Olson, of record in Instrument No. 20060424-0046327, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7468 Stacy Drive, Nashville, TN.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 30th day of December, 2008.

Stephen Seat
Stephen Seat

12/17/08

STATE OF ~~TENNESSEE~~ KANSAS
COUNTY OF ~~DAVIDSON~~ JOHNSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Seat, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th 17th day of December, 2008.

My commission expires:

Notary Public

NOTARY PUBLIC
STATE OF KANSAS
ERIC C. COMEAU
My Appt. Exp. 9/10/2011