1 of 3

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
330 GALLATIN RD. SOUTH
MADISON, TN 37115

This Instrument Prepared by J. Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AREL-01993

WARRANTY DEED

BOOK 11237 PAGE 681

THIS INDENTURE, made this 2nd day of November, A.D., 19 98, between DAVID PARSONAGE and MAUREEN PARSONAGE, husband and wife

Tennessee, First Parties, and

JAMES M. MILAM AND WIFE, KELLY B. MILAM, HUSBAND AND WIFE

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($ 10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot No. 323, Section Four on the Plan of Tulip Grove of record in Plat book 4175, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same premises which Tony C. and Irma G. Estes, by Deed dated 5-29-92 and recorded in Davidson County, Tennessee in Deed Book Volume 8643, Page 95&c., granted and conveyed unto David Parsonage and Maureen Parsonage, husband and wife, in fee.

5907 12/04 0101 03CHECK 477.50

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except - PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) David Parsonage (L.S.)
David Parsonage

_____(L.S.) Maureen Parsonage (L.S.)
Maureen Parsonage

STATE OF ~~TENNESSEE~~ Texas }
COUNTY OF Collin }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **DAVID PARSONAGE and MAUREEN PARSONAGE, husband and wife**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Collin County, this 23rd day of November 19 98.

CONNIE T. PAINTER
Notary Public
State of Texas
Comm. Expires 6-13-2002

Connie T. Painter
Notary Public

My Commission expires 6/13/2002

MAP 095-04, PARCEL 090-00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER JAMES M. MILAM AND WIFE, KELLY B. MILAM
ADDRESS 500 FRANKFORT DRIVE
Hermitage, TN 37076

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
CHASE MANHATTAN MORTGAGE CORPORATION
ADDRESS 4915 INDEPENDENCE PARKWAY
TAMPA, FL 33634

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $125,000.00. Affiant James M. Milam

Subscribed and sworn to before me this 24 day of Nov. 1998.

Notary Public Denise C. Allen

Comm. exp 5/28/2002

DENISE C. ALLEN
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 4175, page 71, said Register's Office, which plan includes a 40-foot minimum building setback line from FRANKFORT DRIVE; a 20-foot minimum building setback line from Trenton Drive and a 10-foot public utility and drainage easement along the back lot line.

3. Restrictive Covenants recorded in Deed Book 4349, Page 112, as amended in Book 4367, page 936, Register's Office for DAVIDSON County, Tennessee.

98 DEC -4 PM 1:33
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

0520945
IDENTIF. + REFERENCE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11237 PAGE 684

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				125000.00
				CON TX 462.50
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 477.50
				CHECK 477.50
			12/04/98 01	13:34 0001 5907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520945
IDENTIF. ↑ REFERENCE

98 DEC -4 PM 1:33
BILL GARNER / REGISTER
DAVIDSON COUNTY, TN.

No. 138091?