# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Donna R. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: June 30, 2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donna R. Miller (NAME) | Countrywide Home Loans (NAME) | 162-1-B |
| 441 Claircrest Drive (ADDRESS) | 718 Thompson Lane, Suite 114 (ADDRESS) | 26CO |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37204 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AMY L. GREENE (ONE AND THE SAME PERSON AS AMY GREENE CANNON) AND MILO C. GREENE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna R. Miller, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, page 323, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Amy L. Greene and Milo C. Greene by warranty deed of Jonathan B. Harmon and wife, Ashley N. Harmon of record in Book 10140, page 804, Register's Office of Davidson County, Tennessee.

EXCEPTIONS TO SUBJECT PROPERTY:

1999 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantors paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 162-1-B Parcel 26CO

Matters appearing on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, page 323, Register's Office of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 441 Claircrest Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand S this 27th day of April, 19 99

Amy L. Greene
Amy L Greene
Milo C. Greene
By: Milo C. Greene
Amy Greene Cannon, Attorney-in-fact

Archie J. Greene
Amy Greene Cannon, attorney-in-fact.
Amy Greene Cannon

Amy Greene Cannon, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Clairmont Subdivision to be members of the Clairmont Homeowners' Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments of record in Book 6988, page 536; Book 6988, page 542, and as amended for additional phases in Book 7269, page 223; and Book 6988, page 552, said Register's Office.

Easements and minimum building setback line, conditions of the owners certificate and dedication of common areas as shown on the Plan of Clairmont, Phase 2, of record in Book 6050, page 323, said Register's Office.

The fee title herein conveyed shall not extend beyond the individual lot lines or upon any road which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Clairmont, Phase 2) is vested in Clairmont Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7370, page 995, said Register's Office.

Preston Cannon joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above-described tract or parcel of land.

Arkie T. Greene joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____19_____ .

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Amy Greene Cannon Attorney in Fact for Milo C. Greene and Arkie T. Greene, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney in Fact for the said Milo C. Greene and Arkie T. Greene, as the free act and deed of the said Milo C.Greene and Arkie T. Greene and for the purposes therein contained; said Power of Attorney of record in Book 11475, page 658, Register's Office of Williamson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 27th day of April, 1999.

(SEAL)

Notary Public

My Commission Expires: 06/19/00



05861114

IDENTIFICATION/REFERENCE

99 MAY 12 PM 1:09

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

ACKNOWLEDGEMENT CONTINUATION

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 11475 PG. 663

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Amy L. Greene Cannon and Preston Cannon, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 27th day of April, 1999.

(SEAL)

Yvette Lyn Meldrum
Notary Public

My Commission Expires: 06/19/00

YVETTE LYN MELDRUM NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

99137474
05/20/1999 01:01 PM 27 CHECK
333.50

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11475 PG. 664

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0586114

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 85000.00 |
| CON TX | 314.50 |
| PRFEE | 1.00 |
| MDEED | 16.00 |
| CFEE | 2.00 |
| TOTAL | 333.50 |
| CHECK | 333.50 |

05/12/99 01 13:13 0001 5134

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1459779