Davidson County DEEDWARR
Recvd: 10/20/00 15:50 1pgs
Fees:11.00 Taxes:277.50

20001020-0104398

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00 .

Eva Annette Milliken
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2000.

W C Fort
Notary Public

(Affix Seal)

My Commission Expires: July 14, 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Preparer's File #MILLIKEN-00I0376

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eva Annette Milliken	Mortgage Edge Corporation	148-15-91
4516 Packard Drive	1355 Beverly Road, Suite 330	
Nashville, TN 37211	McLean, VA 22101	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, OK CHA S. PEARSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EVA ANNETTE MILLIKEN, unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Apache Mills, Section Five, Part One, of record in Book 4860, page 113, Register's Office for said County.

Said Lot No. 12 fronts 70.80 feet on the Southeasterly margin of Packard Drive and extends back 135.00 feet on the Northeasterly line of 91.00 feet on the Southwesterly line to a dead line in the rear, measuring 83.36 feet thereon.

Being the same property conveyed to Ok Cha S. Pearson by deed from Bob Potter Company of record in Book 5231, page 630, recorded on 12/09/1977, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property know as **4516 Packard Drive, Nashville, Tennessee 37211** .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this **28th** day of **September, 2000**:

Ok Cha S Pearson
Ok Cha S. Pearson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OK CHA S. PEARSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of September, 2000.

W C Fort
Notary Public

My Commission Expires: July 14, 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN