mail

CO[illegible] AGENCY
3[illegible] SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of July, 2001, by and between BRIAN RAY MILLIKEN and ANGELA RENEE MILLIKEN, HUSBAND AND WIFE, hereinafter called Grantors, and CARLTON N. DAVIS and CLAUDIA E. DAVIS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRIAN RAY MILLIKEN and ANGELA RENEE MILLIKEN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CARLTON N. DAVIS and CLAUDIA E. DAVIS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7009 LAMA TERRA COURT, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and theirsuccessors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

B. Ray Milliken
BRIAN RAY MILLIKEN
Signature of Seller

Angela Renee Milliken
ANGELA RENEE MILLIKEN
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/25/01 08:12 3pgs
Fees:18.00 Taxes:577.20
20010725-0078706

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BRIAN RAY MILLIKEN and ANGELA RENEE MILLIKEN, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of July, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CARLTON N. DAVIS and CLAUDIA E. DAVIS, HUSBAND AND WIFE

7009 LAMA TERRA COURT
GOODLETTSVILLE, TN 37072

Property Address:

7009 LAMA TERRA COURT
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 16, PARCEL 210

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$156,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Claudia E. Davis
Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **July, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson Counrt, Tenness, being Lot No. 30 on the plan of Ridgeview Estates, Section II, Phase II, of record in Book 6200, page 692, Register's Office for said County, and to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRIAN RAY MILLIKEN, UNMARRIED, AND ANGELA RENEE HARRINGTON, by Warranty Deed from LESLIE MALCOLM & SANDRA ANN SOLOMON, of record in BOOK 8249, PAGE 775, AND WAS VESTED IN THEM AS BRIAN RAY MILLIKEN AND WIFE, ANGELA RENEE MILLIKEN, by Tenancy Deed, of record in Book 8249, page 775, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 16, PARCEL 210).

2. Restrictive Covenants recorded in Deed Book 7484, Page 166, and Corrective Restrictive Covenants recorded in Deed Book 7527, Page 949, Register's Office for DAVIDSON County, Tennessee.

3. All matters as set forth on the Plan of Ridgeview Estates, Sectrion Two, Phase Two, of record in Plat Book 6200, page 692, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.