Return To:

THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Jeanne Bradford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF MARCH, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/9/05

Davidson County DEEDWARR
Recvd: 04/02/02 08:32 2pgs
Fees:13.00 Taxes:407.00
20020402-0039475

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy Chadwick 511 Elysian Fields Nashville, TN 37211	Countrywide Home Loans 718 Thompson Lane, Suite 104 Nashville, TN 37204	133-14-1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **FRANK GUY MILAZZO III** herein referred to as **Grantor for and in consideration of the sum of ONE HUNDRED TEN THOUSAND AND 00/100 ($110,000.00) Dollars paid by TIMOTHY CHADWICK, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, heirs, successors, and assigns forever:**

Land in Davidson County, Tennessee, being Lot 17 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank Guy Milazzo, III by Deed from Paul P. Newman, unmarried of record in Book 10238, page 655, Register's Office for Davidson County, Tennessee, date executed 10-25-96, date filed 10-28-96.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions as may be applicable to said property.

This is unimproved (_) improved (X) property, known as 511 Elysian Fields, Nashville, Tennessee, 37211.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS Hand and Seal this 21 **day of March, 2002**

Print, type or stamp name of Notary Public
Personally known OR Produced I.D.
Type and number of I.D. produced
DLFLM420267522 93-0
exp. 2008

Frank Guy Milazzo III
Frank Guy Milazzo III

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frank Guy Milazzo III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Madelyn Dones Santiago
Notary Public Madelyn Dones Santiago

My Commission Expires:

Madelyn Dones Santiago
My Commission CC771561
Expires August 30, 2002