Davidson County DEEDWARR
Recvd: 02/14/03 15:45 2pgs
Fees:13.00 Taxes:296.00

20030214-0020617

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP/PAR: 63-2/161

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$80,000.00**.

Capital Bank & Trust Company
Brenda D. LaMontagne
Affiant

Subscribed and sworn to before me this the 11 day of February, 2003.

Christy Trudeau
Notary Public

CHRISTY E. TRUDEAU
NOTARY PUBLIC, STATE OF TN
My Commission Expires OCT. 25, 2003

My Commission Expires: 10/25/03

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mickey Milam
(Name)

STREET ADDRESS:

9701 Clovercroft Road

Nolensville, TN 37115

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

S P E C I A L W A R R A N T Y D E E D

For and in consideration of the sum of **EIGHTY THOUSAND and 00/100 ($80,000.00) Dollars**, cash in hand paid by the hereinafter named Grantee **MICKEY MILAM** (the "Grantee") and other good and valuable considerations, the receipt of which is hereby acknowledged, **CAPITAL BANK & TRUST COMPANY, a Tennessee banking corporation**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents do transfer and convey unto Grantee, his heirs, and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Nawakwa Hills, Powwow Addition, Section III, as shown on plat of record in Book 974, page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Capital Bank & Trust Company, by Deed of Record in Instrument No. 20020715-0084914, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1443 Mohawk Trail
Madison, TN 37115

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, his heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and assumed by the Grantee herein.

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

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this 11 day of February, 2003.

Grantor:

Capital Bank & Trust Company

By: Brenda LaMontagne
Brenda LaMontagne

Title: Banking Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Brenda LaMontagne**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Banking Officer (Officer) of Capital Bank & Trust Company, a Tennessee banking corporation, and that as such Banking Officer (Officer), executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself this 11 day of February, 2003.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of February, 2003.

CHRISTY E. TRUDEAU
NOTARY PUBLIC STATE OF TN
My Commission Expires OCT. 25, 2003

Christy E. Trudeau
Notary Public

My Commission Expires: 10/25/03