Davidson County DEEDWARR
Recvd: 06/03/03 14:41 2pgs
Fees:13.00 Taxes:762.20
20030603-0075526

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Helen Millspaugh
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of June, 2003.

Notary Public

My Commission Expires: 11.7.06

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kent B. Millspaugh and Helen Millspaugh
142 Morton Mill Circle
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 141-120-D-142.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John W. Tummel and wife, Suzanne L. Tummel** hereinafter referred to as Grantors, hereby transfers and conveys to **Kent B. Millspaugh and wife, Helen Millspaugh** hereinafter referred to as Grantees, their heirs and assigns a 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. 142 on the Plan of the Second Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 561, said Registers Office, to which Plan reference is hereby made for a more complete legal description thereof.

Being the Same property conveyed to John W. Tummell and wife, Suzanne L. Tummel by Warranty Deed from William R. Gleason, III and wife, Joyce M. Gleason of record in Book 11457, Page 738, Registers Office for Davidson County, Tennessee, dated April 30, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7546, Page 145; Book 7936, Page 704; Book 7546, Page 154; Book 8079, Page 804; Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7414, Page 335, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7548, Page 963, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 142 Morton Mill Circle, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 2nd day of June, 2003.

John W. Tummel

Suzanne L. Tummel

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 John W. Tummel and Suzanne L. Tummel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2003.

Notary Public

My Commission Expires: 11-22-05

07955-BW