Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/14/03 18:05 1pgs
Fees:13.00 Taxes:447.33

20030814-0117503

WARRANTY DEED

Preparer's File #-03G0955

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2003.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Angelique R. Greathouse and Joseph Wesley Greathouse	Franklin American Mortgage Co.	61-15-252
1306 Norvell Avenue	501 Corporate Center, suite 400	
Nashville, TN 37216	Franklin, TN 37067	

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, INEZ MILBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANGELIQUE R. GREATHOUSE AND JOSEPH WESLEY GREATHOUSE, 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. 61, in M.N. Young's Inglewood Annex, a resubdivision of Lots 1, 2, 3, and 4, of Williams 31 Acre Tract, a Plan of which is of record in Book 547, page 197, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 50 ft., 2 inches, on the southerly side of Norvel Avenue and runs back 131 ft., 9 inches, on its westerly line to a dead line, and 129 ft., 8 inches, on its easterly line to said dead line, and measures 50 ft., 1 inch, thereon.

Being the same property conveyed to Inez Milby, married by deed from Cathy Heiser, married of record in Instrument No. 20020620-0074700, filed on 06-20-02, said Register's Office.

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

Note: This is a conveyance of property that is not the principle residence of the seller.

( ) unimproved
This is (X) improved property known as **1306 Norvell Avenue, Nashville, Tennessee 37216**

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 **5th** day of **August, 2003**:

Inez Milby

Inez Milby

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 INEZ MILBY, 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, TN this 5th day of August, 2003.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.