This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

Return To:

American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Millennial Enterprise, Inc.** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Linda Edwards, unmarried,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this ~~28TH~~ 27th day of August, 2003.

Davidson County DEEDWARR
Recvd: 09/10/03 14:39 3pgs
Fees:18.00 Taxes:314.50
20030910-0132246

The Millennial Enterprise, Inc.

BY: _____

Title: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, VARNIE BARKER with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of **The Millennial Enterprise, Inc**, the within named bargainor, a corporation, and that as such officer with full authority to do so, executed the foregoing instrument for the purpose therein contained, by personally singing the name of the corporation by himself/herself as such offer.

Witness my hand and official seal this 27th day of August, 2003.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

Holly Leigh Grant
Notary Public

My Commission expires: 5/22/07

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 27 day of August, 2003.

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5-22-04

Map and Parcel: 81-08-302-00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Linda Edwards
1822 4th Avenue North
Nashville, Tennessee 37208

Exhibit A

BEING the southerly 37-1/2 feet of Lot No. 56 on the Plan of D. T. McGavock's Second Addition, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

Said part Lot. No. 56 fronts 37-1/2 feet on the easterly side of 4th Avenue, North, formerly Cherry Street, and runs back between parallel lines 161 feet, more or less, to an alley.

Being the same property conveyed to The Millennial Enterprise Inc. by Quitclaim Deed from J. Varnie Barker dated 01/20/03, recorded 01/22/03 as instrument number 200301220009275, Register's Office for Davidson County, TN.

Map and Parcel 81-08-302.00

Property also known as 1822 4th Ave. N. Nashville, TN 37208