Return To:
First Title & Escrow
File Box 9B
#21627

Davidson County DEEDWARR
Recvd: 09/26/03 11:46 2pgs
Fees:13.00 Taxes:3030.30

20030926-0142789

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN04796

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$819,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of SEPTEMBER, 2003.

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Milom, Trustee **1244 Cliftee Drive** **Brentwood, TN 37027**	SunTrust Mortgage, Inc. 201 Fourth Ave N., 7th Floor Nashville, TN 37219	**159-2-24**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DUGGER CONSTRUCTION, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL MILOM, TRUSTEE

HEREINAFTER CALLED THE 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. 12 on the Plan of Taggartwood, of record in Plat Book 4175, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dugger Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Richard W. Moore and wife, Marlene Moore, dated May 10, 2001 and recorded May 16, 2001 in Instrument Number 20010516-0050526, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1244 CLIFTEE DRIVE, BRENTWOOD, TN 37027**
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 we do covenant with the said GRANTEES that we are 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 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 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 our hands this 22nd day of SEPTEMBER, 2003.

DUGGER CONSTRUCTION, LLC, a Tennessee limited liability company

By: _____
Jeffrey S. Dugger, Manager

By: _____
Brenda K. Dugger, Secretary

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 _____ the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 22th day of SEPTEMBER, 2003.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared JEFFREY S. DUGGER and BRENDA K. DUGGER with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the MANAGER and SECRETARY respectively of the DUGGER CONSTRUCTION, LLC, a Tennessee limited liability company, the within named bargainor, and company, and that they as such MANAGER and SECRETARY being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company, by the said JEFFREY S. DUGGER as such MANAGER, and attesting the same by the said BRENDA K. DUGGER as such SECRETARY.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of September, 2003.

My commission expires: 11-4-2006 _____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____ _____
Notary Public