Box 13
#7031

Davidson County DEEDWARR
Recvd: 01/12/04 14:05 2pgs
Fees:13.00 Taxes:610.50
20040112-0004691

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **December, 2003** by and between **Terry Allen Milam, a single person** , herein after referred to as GRANTOR, and **Billy Herzig and Alyse Sands** ,* herein after referred to as GRANTEE. * both unmarried

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 139, on the Plan of Phase 1-A, Section 6, Harborview of record in Plat Book 7900, Page 645, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Terry Allen Milan, by Quit-Claim Deed from Joseph M. Milam, Jr., a single person, dated November 15, 2002 and recorded in Instrument No. 20021115-0141766, Register's Office for Davidson County, Tennessee. ~~Terry Allen~~ Terry Allen Milan and Terry Allen Milam being one and the same

Previously being the same property conveyed to Terry Allen Milam and Joseph M. Milam, Jr. by Deed of Micheal C. Petty and wife, Janice V. Petty, recorded in Book 9877, Page 119, Register's Office for Davidson County, Tennessee. ~~Terry~~

This conveyance is subject to the following:

1) All matters appearing on the plan of Harborview, of record in Book 7900, Page 645, the Register's Office for said County.

2) Declaration of Covenants, Conditions and Restrictions of Harborview at Cheswick contained in instrument of record in Book 7471, Page 26; as amended in Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149; Re-Recorded in Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361; Book 9182, Page 786; Book 7900, Page 645, Register's Office for said County.

3) By-Laws of record in Book 7471, Page 62, Register's Office for said county.

4) Annexation of Section 6 of record at Book 9182, Page 786, Register's Office for said county.

5) Agreement for Sanitary Sewers and\or Storm Drainage of record at Book 9473, Page 706, Register's Office for said county.

6) Subject to surveyors correction of record in Book 9445, Page 531, Register's Office for said County.

7) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 3429 Harborwood Circle, Nashville,TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Terry Allen Milam

Terry Allen Milam
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Terry Allen Milam, a single person** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **December, 2003.**

Notary Public

MY COMMISSION EXPIRES
OCTOBER 21, 2007

SUSAN HARVILLE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN

My Commission Expires:_____

Name and Address of Property Owner:
Billy Herzig and Alyse Sands
3429 Harborwood Circle, Nashville, TN 37214

Send Tax Statements to:
First Horizon Home Loan
5775-E Glenridge Drive St 100 Atlanta, GA 30328

Lot 139 of Harborview, Sec. 6

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$165,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Heidi Jo Clayton
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **December, 2003.**

Notary Public

My Commission Expires: 5/28/06

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1107