Davidson County DEEDWARR
Recvd: 01/21/04 15:08 2pgs
Fees:13.00 Taxes:255.30
20040121-0008246

**STATE OF TENNESSEE**
**COUNTY OF**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2004.

Notary Public

My Commission Expires: 11/4/05

THOMAS SIDWELL Notary Public WILLIAMSON COUNTY

# WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Taiyokoa H. McMillan
124 Odette Street
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 34-13-177

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, **Carmon Dale Bilbrey** hereinafter referred to as Grantors, hereby transfers and conveys to **Taiyokoa H. McMillan** 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. 9, Block D, on the Plan of East Lawn Subdivision as of record in Book 547, page 153 and 154, 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 Carmon Dale Bilbrey by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D. C., of record in Instrument No. 200308110114072, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 153 and 154, Register's Office for & Davidson County, Tennessee.

The Plan of record in Book 547, page 153 and 154, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

A judgment lien search was performed; no liens were found.

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.

NOTE: The following ALTA Endorsement Forms will be attached to the policy when issued: 8.1, 9.0

County and/or City taxes for the year 2003, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 124 Odette Street, Madison, Tennessee 37115.

**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 19th day of January, 2004.

**Carmon Dale Bilbrey**

**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 Carmon Dale Bilbrey, 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 19th day of January, 2004.

Notary Public

My Commission Expires: 11/2/04

THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

09914-KW