Davidson County DEEDWARR
Recvd: 06/04/04 13:24 2pgs
Fees:13.00 Taxes:316.72

20040604-0066176

STATE OF TEXAS
COUNTY OF DENTON
The actual consideration or value, whichever is greater, for this transfer is $ 85,600.

Jimmy R Milan & Edith Jungers Milan
Affiant

Sworn to and subscribed before me on this the 27 day of APRIL, 2004.

Barbara A Brown
NOTARY PUBLIC
My Commission Expires: 6-18-06

BARBARA A BROWN
Notary Public
State of Texas
My Commission Expires
June 18, 2006

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Robert A. Jungers	same	09612001700
3244 Cloverwood Drive		
Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, EDITH JUNGERS and JIMMY R. MILAN, both unmarried, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT A. JUNGERS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 16 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the north side of Cloverwood Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Edith Junders and Jimmy R. Milan of record in Instrument No. 200006280064468 recorded June 28, 2000, said Register's Office.

The is the same description as the previous deed.

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, his heirs and assigns, forever; and we 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 the same is unencumbered except for the following:

(A) 2004 Davidson County Property Taxes, a lien, not yet due and payable.
(B) Subject to Plan of record in Plat Book 3300, Page 38, said Register's Office.

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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of APRIL, 2004.

Jimmy R. Milan
JIMMY R. MILAN

Edith Jungers
EDITH JUNGERS

STATE OF TEXAS
COUNTY OF DENTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **EDITH JUNGERS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained .

Witness my hand and seal at LEWISVILLE, Texas, this the 27 day of APRIL, 2004.

Barbara A Brown
NOTARY PUBLIC

My Commission Expires on: 6-18-06

BARBARA A BROWN
Notary Public
State of Texas
My Commission Expires
June 18, 2006

STATE OF TEXAS
COUNTY OF DENTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **JIMMY R. MILAN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained .

Witness my hand and seal at LEWISVILLE, Texas, this the 27 day of APRIL, 2004.

Barbara A Brown
NOTARY PUBLIC

My Commission Expires on: 6-18-06

BARBARA A BROWN
Notary Public
State of Texas
My Commission Expires
June 18, 2006