WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/04 13:58 2pgs
Fees:13.00 Taxes:399.60

20040701-0078528

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES: 2-2-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Ambrose, Jr. (NAME)	Suntrust Mortgage (NAME)	MAP 043-06
605 Farview Drive (ADDRESS)	P. O. Box 305110, 7th Floor (ADDRESS)	PARCEL 357
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, New Millennium Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas D. Ambrose, Jr. and wife, Jerri M. Ambrose

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. 5 on the Plan of Farview Heights, as of record in Book 4660, Page 180, Register's Office for Davidson County, Tennessee, and being a re-subdivision of part of Lot No. 32 on the Map of Dixie Pure Food Company's Subdivision as of record in Book 161, page 113, Register's Office for Davidson County, Tennessee, and Parcel C, in Farview Subdivision, Section 2, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to New Millennium Builders, LLC by Warranty Deed from Cynthia F. Baker and husband, John R. Baker and Charlene F. Smith and husband, Joel A. Smith of record by Instrument No. 20040120-0007539, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 605 Farview Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of June, 2004

New Millennium Builders, LLC
By:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared STEVEN RAY HANNAH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to me that he is the Chief Manager of NEW MILLENNIUM BUILDERS, LLC, a Tennessee limited liability company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said NEW MILLENNIUM BUILDERS, LLC, a Tennessee limited liability company, by signing his name as Chief Manager.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this 28th day of June, 2004.

D. Annette Maples
NOTARY PUBLIC



My Commission Expires NOV. 25, 2006