# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/04 10:15 2pgs
Fees:13.00 Taxes:386.65
20040820-0100753

LARRY D. [illegible]
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Barbara Woods Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara Woods Mitchell | ~~Wellsfargo Home Mortgage~~ Same AS New Owner | Map 052-05 Parcel 183.00<br>Map 052-05 Parcel 184.00 |
| (NAME) | (NAME) | |
| 829 Idlewild Drive | ~~6400 Mineral Way~~ | |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | ~~Brentwood, TN 37027~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **I, Dillard Holdings, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Woods Mitchell, unmarried** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 2 on the final Plat Pharris Place Subdivision, Phase One, of record in Instrument #20040802-0092217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Dillard Holdings, LLC. by Warranty Deed recorded in Instrument #20040102-0000871, and by Substitute Trustee's Deed recorded in Instrument #20040107-0002516, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2004 property taxes shall be the responsibility of the Grantees when due and payable.

This is not the principal residence for the seller.

This is improved property, known as 829 Idlewild 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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 17 th day of August, 2004.

Dillard Holdings, LLC

By: James Wm. Dillard
James Wm. Dillard, Chief Manager

STATE OF TENNESSEE

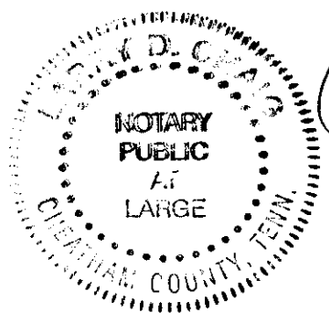
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Dillard Holdings, LLC the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this:

Commission expires: February 10, 2008

Larry D. Craig Notary Public




My Commission Expires FEB. 10, 2008