03

Kathy Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/03/04 12:07 2pgs
Fees:13.00 Taxes:296.00
20040903-0107025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Emtn Dun
Affiant

Subscribed and sworn to before me, this 31st day of August, 2004.

Notary Public
My commission expires: 03/14/05

03-0406-32010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kimberly L. Biggs	United Wholesale Mortgage	119-13-0-014
3013 Harlin Avenue	555 S. Adams Street, Suite 200	
Nashville, TN 37211	Birmingham, AL 48009	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael T. Hill, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kimberly L. Biggs and husband, Kenneth Biggs, hereinafter called the Grantees, their successors 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. 61, on the addition to and Revision of Lots 93, 94, 95, 96, and 97, H. G. McNabb Subdivision, of record in Book 1130, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael T. Hill by deed from Final Decree Confirming Sale of Chancery Court for Davidson County, Tennessee of record in Book 11767, Page 955, Register's Office for Davidson County, Tennessee. Being further conveyed to Michael T. Hill by Quitclaim Deed dated January 17, 2002, recorded January 18, 2002 from Rondal D. Johns, unmarried, of record in Instrument No. 20020118-0007848, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3013 Harlin Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of August, 2004.

Michael T. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael T. Hill, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of August, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05