WARRANTY DEED B-NEUSTAR-04-0800	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Carmel Tesla Affiant Subscribed and sworn to before me, this 8th DAY OF October, 2004. Notary Public MY COMMISSION EXPIRES: 7/29/06 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Robert Gaddy	MILA, Inc.,	
800 Willow Trace Court (ADDRESS)	6021 244th Street SW (ADDRESS)	49-16-A-13 CO
Nashville, Tennessee 37189 (CITY) (STATE) (ZIP)	Mountlake Terrace, WA 98043 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANGELA D. CRUTCHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT GADDY*, hereinafter called the Grantee(s), their heirs and assigns, that 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. 13 on the Plan of the Second Revision of Willow Trace Subdivision, Phase One, of record in Plat Book 7900, Page 14, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela D. Crutcher by Deed dated July 1, 1998 and filed for record on July 7, 1998 in Book 11008, Page 765, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 7762, Page 74, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to Surveyors Certificates of Correction of record in Book 8020, Page 967 and Book 8046, Page 641, Register's Office for said County.

Sewer Easements of record in Deed Book 7593, Page 519 and Book 7593, Page 560, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 7777, Page 162, Book 7777, Page 180 and Book 7843, Page 791, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*unmarried

unimproved ( )
This is improved (X) property, known as 800 Willow Trace Court, Nashville, Tennessee 37189
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of October, 2004.

Angela D. Crutcher

Davidson County DEEDWARR
Recvd: 10/20/04 14:04 2pgs
Fees:13.00 Taxes:296.00

20041020-0126306

STATE OF ~~Tennessee~~ TX
COUNTY OF ~~Davidson~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela D. Crutcher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 4th day of October, 2004.

Notary Public

My Commission Expires: 11·3·07

(SEAL)

SUSAN J PECHMANN
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-03-2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903