Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT NASHVILLE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Mitchell	Countrywide Home Loans, Inc.	Map 148-09
(NAME) 371 Margo Lane	(NAME) 4500 Park Granada	Parcel 41.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(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, **LARRY MILLIKEN**, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOHN L. MITCHELL,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 54 on the Plan of Haywood Heights, Section Two, of record in Plat Book 2663, Page 13, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Larry Milliken by deed from Mitchel D. Wohlgemuth, et ux, Rhonda M. Wohlgemuth, dated April 20, 1985, of record in Book 6539, Page 653, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2663, page 13, said Register's Office; and (c) restrictive covenants of record in Book 2640, page 447, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 371 Margo Lane, Nashville, TN 37211
(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.

Ann Milliken, spouse of Larry Milliken, joins in this transaction to convey her marital interest to the herein described property.

Witness our hands this 25th day of October, 2004.

Larry Milliken

Ann Milliken

Davidson County DEEDWARR
Recvd: 10/26/04 15:16 2pgs
Fees:13.00 Taxes:333.00

20041026-0128845

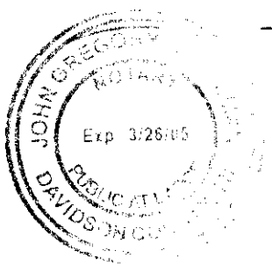
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Milliken and Ann Milliken, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2004.

Commission expires:



Notary Public