Davidson County DEEDWARR
Recvd: 10/29/04 13:32 2pgs
Fees:13.00 Taxes:1110.00
20041029-0130152

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
FIRST AMERICAN TITLE INSURANCE CO.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$300,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 26 day of OCTOBER 2004.
Notary Public

NOTARY PUBLIC
Commission Expiration:

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
CAROLYN A. LOWEN, UNMARRIED AND KELLY M. LOWEN, UNMARRIED	RHR Mortgage of America, LLC 230 Franklin Road, Ste. 806 Franklin, TN 37027 64	5717 CHADWICK LANE BRENTWOOD, TN 37027
		PROPERTY ADDRESS: 5717 CHADWICK LANE BRENTWOOD, TN 37027

MAP PARCEL NUMBER
160-16-A-11CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **DENNIS MUELLER AND WIFE, MARTHA MUELLER** (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **CAROLYN A. LOWEN, UNMARRIED, AND KELLY M. LOWEN, UNMARRIED** (collectively"Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 22 ON THE PLAN OF SECTION 1, MONTGOMERY PLACE, OF RECORD IN PLAT BOOK 7900, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION AND AS CORRECTED BY INSTRUMENT OF RECORD IN BOOK 9380, PAGE 139, SAID ROD.

THIS BEING THE SAME PROPERTY CONVEYED TO JIM O. STAFFORD AND WIFE, MARTHA STAFFORD BY DEED FROM RADNOR HOMES, INC. RECORDED APRIL 6, 1995 IN BOOK 9639, PAGE 860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO MARTHA STAFFORD BY QUITCLAIM DEED OF JIM O. STAFFORD, A SINGLE MAN DATED MAY 20, 1998 AND RECORDED DEC. 3, 1998 IN BOOK 11234, PAGE 391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY FURTHER CONVEYED TO DENNIS MUELLER AND WIFE, MARTHA MUELLER BY QUITCLAIM DEED OF W. WILLIAM DAVIS, TRUSTEE DATED FEB. 2, 2003 AND RECORDED FEB. 11, 2004 IN INSTRUMENT NO. 20040211-0016428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

631674

This property is known as 5717 Chadwick Lane, Brentwood, TN 37027

This property is subject to all Restrictive Covenants contained in the instruments of record in Book 9307, Page 681, Charter of HOA of record in Book 9307, Page 676 all matters shown on the Plat of record in Plat Book 7900, Page 708 and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 26th day of October, 2004

Dennis Mueller

Dennis Mueller (GRANTOR)

Martha Mueller

Martha Mueller (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis Mueller and Martha Mueller** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th **day of October, 2004.**

WILLIAM DAVIS NOTARY PUBLIC AT LARGE TENN.

Notary Public

My Commission Expires:_____