Davidson County DEEDWARR
Recvd: 11/16/04 15:02 2pgs
Fees:13.00 Taxes:456.95

20041116-0137742

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Gilliam (NAME)	American Home Mortgage (NAME)	MAP 052-08
1508 Santa Rosa Court (ADDRESS)	P. O. Box 3050 (ADDRESS)	GROUP A
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbia, MD (CITY) (STATE) (ZIP)	PARCEL 037.00

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, WE, Andrea D. Boleyjack Connelly, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Gilliam

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 37 on the Plan of Heron Walk Section 2, Phase 1, of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

BEING the same property conveyed to Andrea D. Boleyjack, Unmarried by Warranty Deed from Allen Earps and wife, Betty F. Earps dated November 26, 1997, of record in Book 10703, page 541, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Joe Boleyjack executes this Instrument on behalf on Andrea D. Boleyjack Connelly pursuant to a Specific Power of Attorney recorded at Instrument No. X in the Register's Office for Davidson County, Tennessee.

X 20041116-0137741

unimproved ( )
This is improved (X) property, known as 1508 Santa Rosa Court, 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 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.

Witness my hand this 12th day of November, 2004

Andrea D. Boleyjack Connelly
By: Andrea D. Boleyjack Connelly By Joe Boleyjack
Joe Boleyjack, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2004, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **Joe Boleyjack** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **Andrea D. Boleyjack Connelly** as her attorney in fact, being authorized to do so, and acknowledged that he executed the same as the free act and deed of the said **Andrea D. Boleyjack Connelly.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th, day of November, 2004.

Commission Expires: _____

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24, 2007

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me,
_____, a Notary Public in and for said County and State, the within named _____
_____
_____
_____
the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, Tennessee, this _____ day of _____.

_____
Commission Expires: _____ Notary Public
