Davidson County DEEDWARR
Recvd: 11/29/04 15:43 1pgs
Fees:13.00 Taxes:1091.50

20041129-0141712

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF November, 2004.

Notary Public

(Affix Seal)

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MILLS-H04316

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David C. Mills and Alisa R. Haushalter, married	SAME	73-01-253
4018 Moss Rose Drive		
Nashville, TN 37216		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JUDY PHILLIPS HARRISON ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID C. MILLS AND ALISA R. HAUSHALTER, MARRIED, 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:

Being Lot No. 4 on the Map of B.E. Woodard's Subdivision, of part of the W.J. Tune land, as of record in Book 974, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 100 feet on the northeasterly side of Moss Rose Drive and rns back 400 feet on the northwesterly line and 405 feet on the southeasterly line to a low water mark of the Cumberland River, measuring 100 feet, more or less thereon.

Being the same property conveyed to Judy Phillips Harrison Roberts by Quitclaim Deed from Paul Arthur Phillips of record in Instrument 200002240018161, recorded on February 24, 2000, register's office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 4018 Moss Rose Drive, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 23rd day of November, 2004 :

Judy Phillips Harrison Roberts

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JUDY PHILLIPS HARRISON ROBERTS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at HENDERSONVILLE, TENNESSEE, this 23rd day of November, 2004.

Notary Public

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.