07

Realty Title

48-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23638-11-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $256,950.00. Affiant Subscribed and sworn to before me this 29th day of November, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Erin Fowler 4020 Murphy Road Nashville, TN 37209	**Send Tax Bills To:** COUNTRYWIDE HOME LOANS, INC. 4500 PARK GRANADA CALABASAS, CA 91302-1613	**Tax Information:** Map No.103.08-0- Parcel No. 022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey E. Middleton and wife, Heather A. Middleton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Fowler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4020 Murphy Road, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of November, 2004.

Jeffrey E. Middleton

Heather A. Middleton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey E. Middleton and wife, Heather A. Middleton**, 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, at office, this 29th day of November, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/13/04 09:14 2pgs
Fees:13.00 Taxes:950.72

20041213-0147620

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of a Subdivision of Lots 9 to 14 inclusive in West End Annex as of record in Plat Book 547, page 89, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey E. Middleton and spouse, Heather A. Middleton by deed dated November 19, 1999 from Bradley Warren and spouse, Dawn Warren of record in Instrument No. 19991230030915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters appearing on the Plan of record as Book 547, page 89, Register's Office for Davidson County, Tennessee.