Davidson County DEEDWARR
Recvd: 01/06/05 10:48 2 pgs
Fees:13.00 Taxes:421.80

20050106-0002180

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Janelle McGuire
Affiant

Subscribed and sworn to before me, this ~~27th~~ 5th day of ~~December, 2004~~ January, 2005

Ester Baldwin
Notary Public
My commission expires: 7-29-06

ESTER BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

08-0412-90451

Address of New Owner:	Send Tax Bills to:	Tax Information
John Miles	Flagstar Bank, FSB	052-12-0
620 Canton Pass	P.O. Box 7026	063.00
Madison TN 37115	Troy, MI 48007-7026	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ginger K. Harper, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Miles and Tiffeny Pearson, hereinafter called the Grantees, their successors 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. 11 on the Plan of Schoolside Heights, as of record in Book 3700, page 38, Register's Office for said County, described as follows:

Beginning on the westerly margin of Canton Pass at the corner of Lots Nos. 11 and 12; thence with the line between said lots westerly 110.3 feet to the corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11 southerly 102.6 feet to the northerly margin of Canton Court; thence with the same easterly 36.1 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeasterly 36.7 feet to the westerly margin of Canton Pass; thence with same northerly 72.1 feet to the beginning.

Being the same property conveyed to Ginger K. Harper, unmarried by Quitclaim Deed from Carolyn D. Harper and Lydia E. Davidson dated April 2, 2002 of record as Instrument No. 20020410-0044141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 620 Canton Pass, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of December, 2004.

Ginger K. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ginger K. Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 27th day of December, 2004.

Janelle J. McGuire

State of Tennessee at Large

My Commission expires 11/26/05

