Davidson County DEEDWARR
Recvd: 02/07/05 10:47 2 pgs
Fees:13.00 Taxes:301.55

20050207-0013963

WARRANTY DEED

TAMMY JO BULGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 2005

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
Edward L. Milliken (NAME)	Allied Mortgage Group (NAME)	MAP 081-01
3011 Doak Avenue (ADDRESS)	7 Bala Ave. Suite 108 (ADDRESS)	PARCEL 052.00
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Bala Cynwyd, PA 19004 (CITY) (STATE) (ZIP)	

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, Tony R. Clouse, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Milliken, unmarried

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 COounty, Tennessee, Being part of Block 5 on the Map of G.T. Sheegog Subdivision *ar Bordeaux, of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, and described as follows:

*at

BEGINNING at a point in the southerly margin of a 40-foot Avenue of Doak Avenue, said point being the northeasterly corner of the property of Castellarin; thence South 40 1/2 degrees West with said Castellarin's easterly line 571.6 feet to a point; thence South 75 degrees East 47.6 feet to a point; thence North 40 1/2 degrees East 555.7 feet to a point in the southerly margin of a 40-foot Avenue; thence in a westerly direction 42.5 feet to the point of beginning.

BEING the same property conveyed to Tony Clouse, **unmarreid by Warranty Deed dated April 26, 2000, from H. E. Murphy and wife, Annie Laurie D. Murphy of record at Instrument No. 200005010043162, Register's Office for Davidson County, TN

**unmarried

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3011 Doak Avenue, Nashville, TN 37218
(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 1st day of February, 2005

Tony R. Clouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____ the undersigned _____, a Notary Public in and for said County and State, the within named _____ Judy A. Sills, unmarried _____ the bargainor _____, with whom I am personally acquainted, proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville _____, Tennessee, this 1st day of February 2005.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 23, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public