WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$368,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of February, 2005.

Notary Public
My Commission expires: 9/11/05
(Affix Seal)

Davidson County DEEDWARR
Recvd: 02/07/05 15:42 2 pgs
Fees:13.00 Taxes:1361.60
20050207-0014285

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/11/2005

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dennis K. Bagwell	New Owner	172-06-A-71.00CO
5425 Incline Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carter Mills**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dennis K. Bagwell and Myriam S. Bagwell, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 81 on the plan of Mountain View, Section Two, of record in Plat Book 9700, pages 656 and 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carter Mills and wife, Lisa Mills, by deed from Centex Homes, on September 15, 1999, of record in Book 11668, page 900, Register's Office for Davidson County, Tennessee. And further conveyed to Carter Mills by Quitclaim Deed from Lisa Mills on July 28, 2003, of record in Instrument Number 20030818-0119128, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 9700, pages 656 and 657, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10053, page 239; and Book 10496, page 311; and Book 10919, page 327, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 10496, page 380, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 10929, page 984, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10496, page 391, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Book 11190, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5425 Incline Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 3, 2005.

Carter Mills

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carter Mills** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 3, 2005

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires 8/20/07

Notary Public