Davidson County DEEDWARR
Recvd: 02/15/05 15:04 2 pgs
Fees:13.00 Taxes:684.50

20050215-0017259

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2005.

Notary Public

My commission expires: 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 2650C Memorial Blvd., Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard A. Matlock **Rachel A. Matlock**	**CTX Mortgage Co., LLC**	**141-12-0-D-104.00 CO**
104 Morton Mill Circle	**801 94th Avenue No. #100**	
Nashville, TN 37221	**St. Petersburg, FL 33702**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Douglas L. Miller, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Matlock and wife, Rachel A. Matlock

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 located in Davidson County, Tennessee, being Lot No. 104 (and driveway serving said Lot),ON THE PLAN OF THE THIRD REVISION MORTON MILL ESTATES, as of record in Plat Book 7900, page 561, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Douglas L. Miller , Jr. by deed of record in Book 10757, page 860, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 7546, page 145, Book 7936, page 704 and Book 8079, page 804; to the charter for homeowners association of record in Book 7414, page 335; to the dedication of common area in Book 7548, page 963; to the bylaws in Book 7546, page 154 and Book 7936, page 709, and, to any and all other matters as shown on plat of record in Book 7900, page 561, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **104 Morton Mill Circle , Nashville, TN 37221**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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.

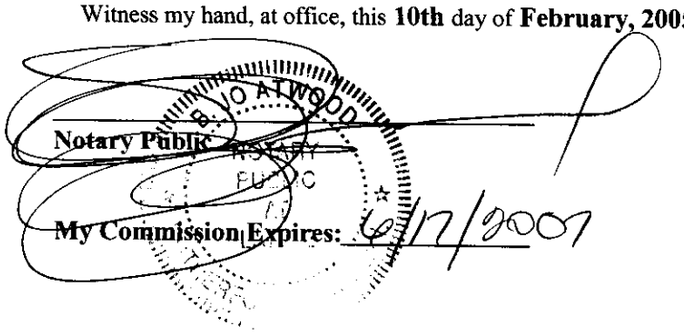
Witness my/our hand(s) this **10th** day of **February, 2005.**

Douglas L. Miller, Jr.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Douglas L. Miller, Jr.,** the within named sellers, 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 **10th** day of **February, 2005.**



Notary Public

My Commission Expires: 6/17/2007