Davidson County DEEDWARR
Recvd: 05/26/05 08:00 2 pgs
Fees:13.00 Taxes:728.90

20050526-0059246

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $197,000/00

Mary Jo Nark
Affiant

Subscribed and sworn to before me, this _____ day of May 2005.

Notary Public
My commission expires: 9.08

ROBERT M. LOFFI
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian D. Nelson	First Community Mortgage	172-12-B/131.00
2749 Call Hill	1610 South Church Street	
Nashville TN 37211-0000	Murfreesboro, TN 37130	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jennifer S. Anneken Milliken and Husband Chad Milliken hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brian D. Nelson and wife Michele Rae Nelson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 454 on the Plan of Bradford Hills Section Seven a P.U.D. of record in Plat Book 7900 Page 6 and In Plat Book 7900 pages 337 and 338 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer S. Anneken (know known as Jennifer S. Anneken Milliken) by deed from James L. Mackey and wife, Kelly B Mackey of record in Instrument NO. 20011205-0134082 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on the Plan of Bradford Hills Section Seven of record in Book 7900 page 6 and Book 7900 page 337 and 338 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8069 page 170 and amended in Book 8522 page 853 and in any allied instruments(s) referred to in said restrictions. 4) By-Laws for Bradford Hills Homeowner's Association of record in Book 8071 Page 531 5) Charter for Bradford Hills Homeowner's Association of record in Book 8071 page 520 6) Deeds of Conveyance for Sanitary Sewer and Water Mains of record in Book 8377 Page 769 and Book 8855 Page 527 7

This property is improved property known as 2749 Call Hill, Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 24th day of May, 2005.

Jennifer S. Anneken Milliken

Chad Milliken

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer S. Anneken Milliken and Chad Milliken, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 24th day of May, 2005.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1072

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007