20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/26/05 10:29 3 pgs
Fees:18.00 Taxes:351.50
20050526-0059482

DANIEL L. PIPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

My Commission Expires SEPT. 22, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Piper	MILA, Inc.	MAP 052-05
(NAME)	(NAME)	
507-509 Yale Avenue	6021 244 St SW	PARCEL 128.00
(ADDRESS)	(ADDRESS)	& 129.00
Madison, TN 37115	Mount Lake Terrace, WA 98043	
(CITY) (STATE) (ZIP)	(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, Julia Eggers and husband, Robert Eggers

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

TRACT 1:

Land lying in Davidson County, Tennessee, located in the Power and Roth Subdivision, Madison Park, Block K, being Lot No. 22, of record in Plat Book 974, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Improved Property: 507 Yale Avenue, Madison, TN 37115

TRACT 2:

Land lying in Davidson County, Tennessee, being Lot No. 23, Block K, Power and Roth Subdivision, of record in Plat Book 974, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Unimproved Property: 509 Yale Avenue, Madison, TN 37115

Being the same property conveyed to Julia Eggers by Warranty Deed from Stephen

CONTINUED

unimproved ( )
This is improved (X) property, known as 507-509 Yale Avenue, Madison, TN 37115
(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 our hand s this 25th day of May, 2005

Julia Eggers

Julia Eggers

Robert Eggers

Robert Eggers

LEGAL DESCRIPTION CONTINUATION

Merle Kilgore and wife, Shelia A. Kilgore, dated November 19, 2003, of record by Instrument No. 20031202-0173436 in the Register's Office for Davidson County, Tennessee.

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

Robert Eggers joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Julia Eggers.

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 Julia Eggers and husband, Robert Eggers

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 Goodlettsville, Tennessee, this 25th day of May 2005.

Commission expires 09/22/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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