Davidson County DEEDWARR
Recvd: 07/15/05 12:24 2 pg
Fees:13.00 Taxes:647.13

20050715-0082369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Amanda Ulmer
Affiant

Subscribed and sworn to before me, this the 24th day of June, 2005.

Notary Public:
My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Tamara L. Roth 313 Harwich Court Nashville, TN 37211	~~New Owner~~ Churchill Mortgage Corp. 761 Old Hickory Blvd. Ste 401 Brentwood, TN 37027	161-10-O-B-67-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Bradley A. Mirtes and wife, Tonya R. Mirtes**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tamara L. Roth**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 258 on the Plan of Villages of Brentwood, Phase Six, Second Revision, of record in Plat Book 6900, Page 316, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Bradley A. Mirtes and wife, Tonya R. Mirtes by Warranty Deed from Ronald G. Estes, unmarried, dated May 31, 1991, recorded June 3, 1991, in Book 8364, Page 364, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants recorded in Book 6143, Page 11, Book 6398, Page 495, Record Book 6852, Page 497 and Book 7207, Page 251, Register's Office of Sumner County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **313 Harwich Court, Nashville, TN 37211**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 24th day of June, 2005.

Bradley A. Mirtes

Tonya R. Mirtes

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 Bradley A. Mirtes and Tonya R. Mirtes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of June, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075