WARRANTY DEED

STATE OF Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Audre Medlock
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 26 DAY OF **JULY, 2005.**

Agnes Hergert
NOTARY PUBLIC

MY COMMISION EXPIRES
(AFFIX SEAL)

AGNES HERGERT
Notary Public, State of Texas
My Commission Exp. 08-10-2007

Davidson County DEEDWARR
Recvd: 08/05/05 12:36 3 pgs
Fees:18.00 Taxes:555.00
20050805-0092510

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Paige Miller	**Same**	**63.16-217.00 CO**
1448 Aaronwood Drive		
Old Hickory, TN 37138		

FOR AND IN 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,

Audre Medlock,

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

Paige Miller, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 6900, pages 550, 551, 552, amended in Book 7462, Page 445, Book 8110, Page 401 and Book 8181, Page 112, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Subject to Declaration of Covenants, Conditions, Restrictions and Bylaws of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739, Book 8181, Page 112 and Book 8336, Page 112, said Register's Office.

All Subject to Flood Plain Easements of record in Book 8207, Page 276 and Book 8951, Page 797, said Register's Office.

All Subject to Flowage Easement of record in Book 2247, Page 75, said Register's Office.

All Subject to Public Utilities Easements of record in Book 8007, Page 235 and Book 8657, Page 179, said Register's Office.

All Subject to Ingress/Egress Easement of record in Book 8739, Page 991, said Register's Office.

All Subject to Pipeline Easements of record in Book 7460, Page 930 and Book 7489, Page 515, said Register's Office.

All Subject to Sanitary Sewer/Storm Drainage Easements of record in Book 11030, page 740, Book 11030, Page 743, and Book 11030, Page 785, said Register's Office.

All Subject to Charter for Homeowner's Association of record in Book 8517, Page 762, said Register's Office.

( ) Improved
This ( ) Unimproved property is known as: **1448 Aaronwood Drive**
Old Hickory, TN 37138

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 not 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 ever 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 hand this 26 day of **JULY, 2005.**

Audre Medlock
Audre Medlock

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Audre Medlock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This 26 day of **JULY, 2005.**

Agnes Hergert
Notary Public

My Commission Expires: 08-10-2007

AGNES HERGERT
Notary Public, State of Texas
My Commission Exp. 08-10-2007

Exhibit "A"

SITUATED in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 299, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551, and 552; and Certificate of Correction of record in Book 7462, Page 445; and by an Amendment to Change Name, of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Audre Medlock, unmarried by Warranty Deed from W. Gordon Fletcher and wife, H. Eleanor Fletcher dated 9/30/99 and filed for record 10/1/99 in Book 11684 page 990, Register's Office for Davidson County, Tennessee.