Davidson County DEEDWARR
Recvd: 01/17/06 14:45 3 pgs
Fees:18.00 Taxes:971.25

20060117-0006361

20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,500.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 2006

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin E. Miller, Sr.	First Horizon Home Loan Corp.	MAP 008-00
(NAME)	(NAME)	
3728 Baxter Road	1555 Walnut Hill Lane Suite 200	PARCEL 136.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Irving, TX 75038	
(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, William A. Carroll and wife, Patricia Durham Carroll

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin E. Miller, Sr., 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:

LAND in Davidson County, Tennessee, being Lot No. 3 in the 14th Civil District, described according to a survey made by Southern Land and Associates, Inc., dated June 20, 1975, as follows:

Beginning at a point in the centerline of Baxter Road, said point being 424.80 feet west of the intersection of Fitzgerald Road and Baxter Road and the Southeast corner of this described tract; thence continuing along the center line of Baxter Road as follows: South 88 deg. 00' 00" West 100 feet to a point; thence North 88 deg. 25' 00" West 82.16 feet to a point, said point being the Southeast corner of Tract No. 2 and the Southwest corner of this described tract; thence leaving the centerline of Baxter Road with the East property line of Tract No. 2 as follows: North 01 deg. 35' 00" East 300 feet to a point; thence North 14 deg. 49' 31" West 462.28 feet to a point; thence North 02 deg. 00' 00" West 2,420.00 feet to a point; said point being in the South property line of Mary B. Lane property and the Northwest corner of this described tract; thence with the South property line of the Lane property South 88 deg. 00' 00" East 114.16 feet to a point, said point being the Northwest corner of the Leona Baxter property and the Northeast corner of this described tract; thence with the West line of the Baxter Property as follows: South 02 deg. 00' 00" West 2,515.00 feet to a point; thence South 87 deg. 04' 00" East 114.50 feet to a point; thence South 02 deg. 56' 00" West 235.00 feet

CONTINUED

unimproved ( )
This is improved (X) property, known as 3728 Baxter Road, Joelton, TN 37080
(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 13th day of January, 2006

William A. Carroll
William A. Carroll

Patricia Durham Carroll
Patricia Durham Carroll

LEGAL DESCRIPTION CONTINUATION

to the point; thence North 88 deg. 00' 00" East 100.00 feet to a point; thence South 02 deg. 56' 00" West 410.00 feet to the point of beginning.

Being the same property conveyed to William A. Carroll and wife, Patricia Durham Carroll by Warranty Deed dated March 14, 1977, from Walter B. Williams and wife, Margie L. Williams, of record in Book 5123, Page 858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

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 William A. Carroll and wife, Patricia Durham Carroll

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 13th day of January 2006.

Commission expires 9/22/09

Notary Public

DANIEL WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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