Davidson County DEEDWARR
Recvd: 03/03/06 14:35 2 pgs
Fees:13.00 Taxes:601.92

20060303-0025104

WARRANTY DEED

ET-06-0131

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,680.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 04.16.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Milnes	Wells Fargo Home Mortgage	
3716 Creston Court (ADDRESS)	P. O. Box 5137 (NAME) (ADDRESS)	087-01-O-A-118.00CO
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK T. HICKS JR. AND WIFE, JILL K. HICKS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL D. MILNES AND MARGARET S. MILNES, A MARRIED COUPLE, hereinafter called the Grantees, their heirs and assigns, that 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. 45 on the Plan of Section Four, Chesney Glen, of record in Book 9700, Page 844, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark T. Hicks Jr. and wife, Jill K. Hicks, by deed from Beazer Homes Corp., dated February 28, 2000 as of record in Instrument No. 20000306-0022388, Register's Office for Davidson County, Tennessee.
Subject to all matters as set forth per Plat Book 9700, Page 844, Register's Office for said County.
Restrictive Convenants of record in Deed Book 10278, Page 279, Book 10449, Page 215, Book 11317, Page 674 and Book 10640, Page 944 Register's Office of said County.

Subject to a drainage easement as of record in Book 11064, Page 911, Register's Office for said County.
Subject to Charter as of record in Book 9922, Page 902, and Book 10290, Page 256, Register's Office for said County.

Common Area Deed as of record in Book 10420, Page 356 and Book 11577, Page 623, Register's Office for said County.
Jill K. Hicks and Jill Hicks are one and the same person.
This conveyance is subject to any and all restrictions and easements of record, if any.
Mark T. Hicks, Jr., and Mark Hicks are one and the same person.

unimproved ( )
This is improved (X) property, known as 3716 Creston Court, Hermitage, Tennessee 37076
(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 my/our hand(s) this 28th day of February, 2006.

Mark Hicks

Jill Hicks

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Hicks and Jill Hicks, 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 at Mt. Juliet, Tennessee, this 28th day of February, 2006.

My Commission Expires: 09-16-07

Beverly J. Heatherly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 28th day of February, 2006.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122