Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

06-1148

Davidson County DEEDWARR
Recvd: 07/06/06 12:24 2 pgs
Fees:13.00 Taxes:525.40
20060706-0080880

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June, 2006.

Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

ADDRESS OF NEW OWNER:
Doyle Thomas Milsaps
503 Broadmoor Drive
Nashville, TN. 37216

SEND TAX BILLS TO:
new owner

MAP-PARCEL:
061-06-0 009.00

WARRANTY DEED

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, **AMERICA'S HOMEBUYERS, INC.**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOYLE THOMAS MILSAPS**, 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. 157 on the Plan of Gra-Mar Acres, Section Six of record in Book 2331, page 43, Register's Office for said County.

Said Lot No. 157 fronts 148.0 feet on the northerly margin of Broadmoor Drive and extends back 350.0 feet on the easterly line and 385.7 feet on the broken westerly line to a dead line in the rear, measuring 25.0 feet thereon.

Being the same property conveyed to Charles R. Tiner and wife, Jo Ann Tiner on 08/20/1991 by deed from Betty Jean Jennings, filed for record on 08/21/1991 in Book 8424, page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ethan Hotchkiss and wife, Tiffany Hotchkiss on 04/19/2006, by deed from Charles R. Tiner and wife, Jo Ann Tiner, filed for record on 04/24/2006 in Instrument No. 20060424-0048601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to America's Home Buyers, Inc. on 06/27/06, by deed from Ethan Hotchkiss and wife, Tiffany Hotchkiss, filed for record on 7/6/06, in Inst. No. 20060706-0080879, Register's Office for Davidson Co., TN.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 503 Broadmoor Drive, Nashville, Davidson County, Tennessee 37216

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 hand this 27th day of June, 2006.

By: Ethan Hotchkiss, Vice President
American Homebuyers

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, 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 _____, Tennessee this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF Davidson

Ethan Hotchkiss Vice President Personally appeared before me, a Notary Public in and for said County and State, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this 27th day of June, 2006.

_____
Notary Public

Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010