Davidson County DEEDWARR
Recvd: 08/07/06 10:14 2 pgs
Fees:13.00 Taxes:418.84
20060807-0096203

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#413

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sarah Montgomery	Countrywide Home Loans	Map 63-2
1443 Mohawk Trail	3011 Armory Dr. Ste 120	Parcel 161
Madison, TN 37115	Nashville, TN 37204	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mickey Milam, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sarah Montgomery,** unmarried, (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Nawakwa Hills, Powwow Addition, Section III, as shown on plat of record in Book 974, page 25, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mickey Milam, by special warranty deed dated February, 11, 2003 from Capital Bank & Trust Company, a Tennessee banking corporation of record in Instrument No. 20030214-0020617, said Register's Office.

This property is not the personal, marital or primary residence of Grantor, his spouse and/or any dependents.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **All matters appearing of record in Plat Book 974, page 25, said Register's Office.**

This is improved property commonly known as **1443 Mohawk Trail, Madison, TN 37115.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $113,200.00.

Affiant

Subscribed and sworn to before me this
03 day of August , 2006

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of **August, 2006.**

Mickey Milam

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mickey Milam**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 3rd day of **August, 2006.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires: