03

Realty T.F.
Box 48-S

Davidson County DEEDWARR Recvd: 09/13/06 10:26 2 pgs Fees:13.00 Taxes:529.10 20060913-0113268	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$143,000.00.** Affiant Subscribed and sworn to before me, this the 8th day of September, 2006. Notary Public My commission expires: 7-24-2010 (AFFIX SEAL)

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin Rucker	Franklin American Mortgage Co	**Map 147-15, Parcel 138.00**
538 Highcrest Drive	501 Corporate Centre Drive Ste. 400	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Brady A. Mills, married

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

Kevin Rucker

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, TN, being Lot 66 on the re-division of Lots 66, 68 & 70, Whispering Hills, Section 1, of record in Instrument #20031023-0156758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brady A. Mills, an unmarried man, by deed from Roger D. Meyers and wife, Almanda G. Myers of record in Instrument #20020304-0026540, Register's Office for Davidson County, Tennessee.

Jennifer Hackett joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Brady A. Mills.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (___X_) Unimproved (____) property, known as **538 Highcrest Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 8th day of September, 2006.

Brady A. Mills
Brady A. Mills

Jennifer Hackett
Jennifer Hackett

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 **Brady A. Mills and wife, Jennifer Hackett,** 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 Brentwood, Tennessee on this **8th** day of **September, 2006.**

Robin S Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY