Davidson County DEEDWARR
Recvd: 12/13/06 15:38 2 pgs
Fees:13.00 Taxes:329.67
20061213-0153955

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
John Thomas Dutch
Robert Joseph Dutch
157 Hillcrest Ave.
Cranford, NJ 07016

SEND TAX BILL:
*To Owners

MAP AND PARCEL:
MAP 52-01
PARCEL 43.00
11D-48380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Audrey Karen McMillan, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Thomas Dutch and Robert Joseph Dutch, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 27 on block "B", on the Plan of Crittenden Estates, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Audrey Karen McMillan by Quitclaim Deed from William B. Jones, of record in Book 11444, Page 230, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 316 Harris Street, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Thomas Dutch and Robert Joseph Dutch, their successors and assigns, forever; and I, Audrey Karen McMillan do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of November, 2006

Audrey Karen McMillan
Audrey Karen McMillan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Audrey Karen McMillan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the ~~21st~~ 22nd day of November, 2006.

Gene W. Floyd
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,100.00.

Audrey Karen McMillan
AFFIANT

Subscribed and sworn to before me this 22nd day of November, 2006

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.