03

Realty Title
Box 48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/07 14:19 2 pgs
Fees:13.00 Taxes:656.75
20070403-0040006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 177,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MARCH, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/24/2015

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02040 FONTAINE CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
David Fontaine	Countrywide Home Loans	MAP:
1029 Colo Trail	P.O. Box 660694	Parcel:183-5A-91.00 CO
Antioch, TN 37013	Dallas, TX 75266-0694	

FOR AND 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 ACKNOWLEDGED, WE,

CHADWICK L. MILOM, AND WIFE, ELIZABETH C. MILOM

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

DAVID FONTAINE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1029 Colo Trail, Antioch, TN 37013

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 29th day of March, 2007.

Chadwick L. Milom

Elizabeth C. Milom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CHADWICK L. MILOM AND ELIZABETH C. MILOM, 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 Franklin, Tennessee , this 29th day of March, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF PHASE ONE, SECTION THREE, OCTOBER WOODS, OF RECORD IN PLAT BOOK 9700, PAGES 229 & 230, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 39 FRONTS 60.00 FEET ON THE SOUTHWESTERLY MARGIN OF COLO TRAIL AND EXTENDS BACK 145.21 FEET ON THE NORTHWESTERLY LINE AND 130.00 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 61.90 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHADWICK L. MILOM AND WIFE, ELIZABETH C. MILOM BY WARRANTY DEED FROM ROY CLARK WILSON III AND WIFE, STEPHANIE WILSON, RECORDED ON THE 10TH DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011210-0135399, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.