#10549 30881

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 04/30/07 14:46 2 pgs
Fees:13.00 Taxes:407.00
20070430-0051334

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of April, 2007 by and between May H. Burnett, n/k/a May H. Sweeney* married hereinafter referred to as GRANTOR, and Jimmy L. Mills, hereinafter referred to as GRANTEE.

*a/k/a May E. Sweeney

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106B on the Zone Lot Division of Lots 82 and 106, Chelsea of Priest Lake, Section 2A, of record in Book 6250, page 948, Register's Office for Davidson County, Tennessee. Said Lot No. 106B fronts 45 feet on the southwesterly margin of Chelsea Way and extends back 131.64 feet on the northerly line and 110.67 feet on the southerly line to a dead line in the rear measuring 61.11 feet thereon.

This Conveyance is Subject to the Following:

1) Restrictive Covenants of record in Book 6213, page 806, Register's Office for said County.

Being the same property conveyed to May H. Burnett by Deed from Philhall Corp. dated July 25, 1986 and recorded July 29, 1986 of record in Book 6932, page 739, Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 3004 Chelsea Way, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

May E. Sweeney
May H. Sweeney a/k/a May E. Sweeney

David Sweeney
David Sweeney

**David Sweeney joins in this conveyance to transfer his marital rights

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, May H. Burnett, nka May H. Sweeney* and David Sweeney to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

*a/k/a May E. Sweeney

Witness my hand, at office, this 27th day of April, 2007.

Carrie Hughes
Notary Public

CARRIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

Name and Address of Property Owner:
Jimmy Lyle Mills
3004 Chelsea Way, Antioch, TN 37013

Send Tax Statements to:

CTX Mortgage Co. LLC
2828 N Harwood, 12th Fl
Dallas, TX 75201

Map & Parcel 19-150.03-408.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $110,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Lori Holloway
Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of April, 2007.

Heather M. Moore
Notary Public

My Commission Expires: 9/22/07

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-181