Davidson County DEEDWARR
Recvd: 05/07/07 13:53 2 pgs
Fees:13.00 Taxes:252.90

20070507-0054661

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45227

WARRANTY DEED

ALAN L. SWEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,350.00

Jason Reddon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2007

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Reddon	United Capital Mortgage, Inc.	81-7-168
1711 Seifried Street	2035 Lakeside Centre Way, Suite 140	
Nashville, TN, 37208	Knoxville, TN 37922	

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

Doyle T. Millsaps aka Doyle Thomas Millsaps, unmarried

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

Jason Reddon, an unmarried man

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:

Being Lot No. 60 on the Plan of George Shield's 2nd Addition to North Nashville Plan of Lots, recorded in Book 57, page 146, Register's Office for Davidson County, Tennessee. Said Lot No 60 fronts 50 feet on the South Side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Doyle Thomas Millsaps by Warranty Deed from United Companies Lending Corporation, of record in Instrument No.: 200002150015159, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1711 Seifried Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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 27th day of April, 2007

Doyle T. Millsaps AKA Doyle Thomas Millsaps

Doyle T. Millsaps aka Doyle Thomas Millsaps

By Jason Reddon Atty in fact

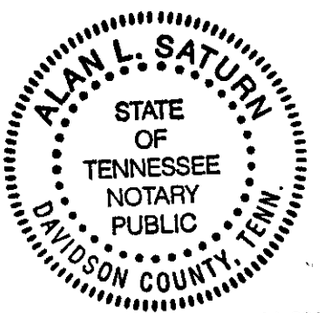
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of April, 2007, personally appeared Jon Hasenfuss to me known to be the person who executed the foregoing instrument on behalf of Doyle T. Millsaps as Attorney in Fact, and acknowledged that Jon Hasenfuss executed the same as the free act and deed of the said Doyle T. Millsaps.

Witness my hand and official seal this 27th day of April, 2007.

Notary Public

My Commission Expires:_____



My Commission Expires JULY 24, 2010