WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/08 09:10 2 pgs
Fees:13.00 Taxes:340.40
20081021-0105397

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$92,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2008.

Notary Public

My commission expires: 7/24/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jack A. Hines	**Countrywide Bank, FSB**	**Map 162-03-0 Parcel 279.00**
629 Saint Cloud Drive	**P.O. Box 660694**	
Antioch, TN 37013	**Dallas, TX 75266-0694**	

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, WE,

Stephen Dale McMillan, a single man, and LaDonna Claudette McMillan Britt, a married woman, as the sole Heirs-at-Law of Sarah Mazelle McMillan

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

Jack A. Hines, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot No. 175 on the Plan of Haywood Hills, Section Three, of record in Book 4460, Pages 164 and 165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Claude E. McMillen (sic) and wife, Sarah Mazelle McMillen (sic), by Warranty Deed dated April 29, 1977, from Lonnie E. Chitwood and wife, Jean T. Chitwood, of record in Book 5143, Page 606, Register's Office for Davidson County, Tennessee (McMillen being misspelled - proper spelling being McMillan). The said Claude E. McMillan predeceased Sarah Mazelle McMillan. The said Sarah Mazelle McMillan having died intestate on September 8, 2007. LaDonna Claudette McMillan Britt and Stephen Dale McMillan (children) were determined to be the sole heirs-at-law by Affidavit of Heirship, of record in Instrument No. 20081021-0105395, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 4691, Page 670, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

THIS instrument is being executed on behalf of LaDonna Claudette McMillan Britt, pursuant to a Power of Attorney executed by same on the 13th day of October, 2008, of record in Instrument No. 20081021-0105396, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This is improved (__x__) unimproved (____) property, known as: **629 Saint Cloud Drive, 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 GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and 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 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 its hand by its duly authorized officer this 16th day of October, 2008.

Stephen Dale McMillan, Heir-at-Law of Sarah Mazelle McMillan

LaDonna Claudette McMillan Britt, Heir-at-Law of Sarah Mazelle McMillan

By: Stephen Dale McMillan, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephen Dale McMillan, as Heir-at-Law of Sarah Mazelle McMillan,** the within named seller(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **October, 2008.**

JENNIFER JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 3/7/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Stephen Dale McMillan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **LaDonna Claudette McMillan Britt**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **LaDonna Claudette McMillan Britt**, for the purpose therein contained, by signing the name of **LaDonna Claudette McMillan Britt**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2008.

JENNIFER JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 3/7/2011