Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OFDAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $157,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2004.

Notary Public
My commission expires: 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Margaret A. Comeaux	1st Trust Bank For Savings	161-11-012.00
570 Huntington Parkway	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Greg J. Milnar and wife, Donna C. Milnar, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Margaret A. Comeaux , 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:

LAND in Davidson County, Tennessee, being Lot No. 321 on the Plan of Section Three, Huntington Park, of record in Plat Book 4460, Page 68, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Gregory J. Milnar and Donna C. Teague by deed dated 1/8/01 of record in Instrument No. 200101100003211, Register's Office for Davidson County, Tennessee. Donna C. Teague is now known as Donna C. Milnar, having married Gregory J. Milnar.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 570 Huntington Parkway, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of April, 2004.

Greg J. Milnar

Donna C. Milnar

Davidson County DEEDWARR
Recvd: 04/30/04 10:22 2pgs
Fees:13.00 Taxes:584.23

20040430-0049194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Greg J. Milnar and Donna C. Milnar, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of April, 2004.

Notary Public

My Commission expires 9/4/05

