WARRANTY DEED

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Kristina Matteson
Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2004.

Sandra S. Tomlin
Notary Public

MY COMMISSION EXPIRES: 2-19-07
(AFFIX SEAL)

G-VRE-04-0950

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

~~SIDWELL & BARRETT, P.C.~~
~~121 1st Avenue South, Suite 200~~
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Champ Webb	new owner (NAME)	
950 Davidson Drive		115-2-130
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOLMAN CANNON MILHOUS, III, CYTHIA JEAN MILHOUS, MARGARET SUSAN MILHOUS AND MARY MILHOUS HALE, CO-TRUSTEES OF THE HOLMAN CANNON MILHOUS, II LIVING TRUST AND HOLMAN CANNON MILHOUS, III, CYNTHIA JEAN MILHOUS, MARGARET SUSAN MILHOUS AND MARY MILHOUS HALE, CO-TRUSTEES OF THE RUBY BEAVER MILHOUS LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAMP WEBB AND WIFE, HOLLY WEBB, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See attached Exhibit "A"

Davidson County DEEDWARR
Recvd: 05/05/04 15:28 3pgs
Fees:18.00 Taxes:266.40



20040505-0051639

unimproved ( )
This is improved (X) property, known as 950 Davidson Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of April, 2004.

Holman Cannon Milhous, III, Cythia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trustees of the Holman Cannon Milhous, II Living Trust and Holman Cannon Milhous, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trustees of the Ruby Beaver Milhous Living Trust

Holman Cannon Milhous III co-trustee
Holman Cannon Milhous, III, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Holman Cannon Milhous, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be a Co-Trustee of the Holman Cannon Milhous, III, Cythia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trustees of the Holman Cannon Milhous, II Living Trust and Holman Cannon Milhous, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trustees of the Ruby Beaver Milhous Living Trust, the within named bargainor, that he as such Co-Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at
Nashville, Tennessee
on this 28th day of April, 2004.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Reserved Tract B, Crest Meade, Section III, of record in Instrument No. 20011206-0134222, Register's Office for said County to which reference is hereby made fora more complete description.

Being a portion of the same property conveyed to Holman C. Milhous and wife, Ruby B. Milhous by deed from Hampton Burkhalter and wife, Frances A. Burkhalter of record in Book 2200, Page 358, and by deed from Eugene Pargh and wife, Madeline Pargh of record in Book 3398, Page 297, Register's Office for Davidson County, Tennessee. Holman C. Milhous and wife, Ruby B. Milhous have conveyed a 1/2 interest in said property as tenant in common to Holman C. Milhous and a 1/2 interest as tenant in common to Ruby B. Milhous by quitclaim deed of record in Instrument No. 200001200007047, said Register's Office. Ruby B. Milhous has since died and devised her 1/2 interest in said property to Holman Cannon Milhous, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trustees under the Ruby Beaver Milhous Living Trust for Holman Cannon Milhous, II and Holman Cannon Milhous, III Cynthia Jean Milhous. Margaret Susan Milhous and Mary Milhous Hale and their appointees or issue by will of record in Will Book 235, Page 820, Probate Court for Davidson County, Tennessee. Holman C. Milhous has subsequently died and devised his 1/2 interest in said property to Holman Cannon Milhous, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale, Co-Trustees of the Holman Cannon Milhous, II Living Trust for Ruby Beaver Milhous, Holman Cannon Milhouse, III, Cynthia Jean Milhous, Margaret Susan Milhous and Mary Milhous Hale and their appointees or issue by will of record in Will Book 238, Page 269, Probate Court for Davidson County, Tennessee. The said Holman Cannon Milhous, III has the authority as a Co-Trustee to bind the Trust in this conveyence without joinder of any other Co-Trustee as set out in Trust.

This conveyance is subject to any and all existing easements and restrictions as shown of record.