40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/14/04 15:20 2pgs
Fees:13.00 Taxes:473.60
20040514-0057135

ADDRESS NEW OWNER:

Morris R. Barrett, II, and wife,
Janice F. Barrett
305 Wessex Court
Nashville, TN 37211

SEND TAX BILL:

The Farmers Bank
P. O. Box 657
White House, TN 37188

MORTGAGEE:
The Farmers Bank
P. O. Box 657
White House, TN 37188

MAP AND PARCEL:
MAP 162-5
PARCEL 24

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chadwick Wilson Milliken**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Morris R. Barrett, II and wife, Janice F. Barrett**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Southwood as of record in Plat Book 2663, pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot No. 59 fronts 32.4 feet on the westerly side of Wessex Court and extends back 216.18 feet on the northerly line and 157.52 feet on the southeasterly line to a dead line which is a broken line on which it measures 190 feet thereon.
>
> Being the same property conveyed to Chadwick Wilson Milliken by QuitClaim Deed from Rupert L. Milliken of record in Book 11535, page 160, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

Jennifer S. Milliken, formerly known as Jennifer Sue Anneken, joins in the execution of this instrument to convey her interest in the property as spouse of Chadwick Wilson Milliken.

This is improved property known as 305 Wessex Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of May, 2004.

Chadwick Wilson Milliken

Jennifer S. Milliken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Chadwick Wilson Milliken and Jennifer S. Milliken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of May, 2004.

Notary Public

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

AFFIANT

Subscribed and sworn to before me
this 14th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005