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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22753-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me this 1st day of June, 2004. Notary Public My Commission Expires.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2005

WARRANTY DEED

Address New Owner: Gregg A. Gerken Elizabeth S. Clarke 3706 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** Map No.104.09-0 Parcel No. 063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William F. Milburn, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregg A. Gerken and Elizabeth S. Clarke, both unmarried, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3706 Richland Avenue, Nashville, TN 37205

DENICIA J. MILBURN, the spouse of WILLIAM F. MILBURN, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said WILLIAM F. MILBURN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of June, 2004.

William F. Milburn

Denicia J. Milburn

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William F. Milburn and Denicia J. Milburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2005

Davidson County DEEDWARR
Recvd: 06/02/04 13:48 2pgs
Fees:13.00 Taxes:2738.00
20040602-0064551

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 161 of Block 8 and Division "A" on the Plan of Richland Realty Company, of record in Book 161, page 151, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the northerly margin of Richland Avenue at a point 200 feet westerly from the northwest corner of Richland Avenue and Craighead Street; thence running westerly from the northern margin of Richland Avenue 50 feet to a point; thence northerly and parallel with Craighead Street 192-1/2 feet to an alley 15 feet wide; thence easterly with alley 50 feet to a point; thence southerly and parallel to Craighead Street 192-1/2 feet to the beginning.

Being the same property conveyed to William F. Milburn by Quitclaim Deed dated July 13, 2000 from Stephen F. Peluso, Trustee of record in Instrument No. 20030430-0057592, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.