This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040162

Davidson County DEEDWARR
Recvd: 06/09/04 09:00 2pgs
Fees:13.00 Taxes:703.13
20040609-0068009

Send Tax Bills To:
Same

New Owner is:
Craig N. Milner
1040 Colo Trail
Antioch, TN 37013

MAP: 183-05-0-A
PARCEL: 201.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeffrey D. Kent , married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Craig Milner,** single , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No.35 on the Plan of OCTOBER WOODS, PHASE 5, SECTION 8, a Planned Unite Development, of record in Instrument Number 199912140303097, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey D. Kent, a married man by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership dated 01/23/02, recorded 01/30/02, in Instrument No. 200201300013388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of May, 2004.

GRANTOR:

Jeffrey D. Kent by Melissa L. Sanders as AIF

Jeffrey D. Kent by Melissa L. Sanders as Attorney-in-Fact

Bonnie Kent by Melissa L. Sanders as AIF

Bonnie Kent by Melissa L. Sanders as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

*20040609-0068008

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Melissa L. Sanders** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Jeffrey D. Kent , married and who acknowledged that he executed the same as free act and deed of the said Jeffrey D. Kent , married and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Jeffrey D. Kent , married , and appearing of record in Record Book *_____, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 25th day of May, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires NOV. 25, 2007

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $190,035.00.

Affiant

SWORN TO and subscribed before me this 25th day of May, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires NOV. 25, 2007