Davidson County DEEDWARR
Recvd: 06/25/04 15:26 4pgs
Fees:23.00 Taxes:697.45

20040625-0075935

BOX 50

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Edward Milam, Trustee 120 Hicks Road Nashville, TN 37221	142-16-OG-10CO	New Owner

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Rachel C. Nelley** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Edward Milam, Trustee of the Milam Trust*** (the "Grantee"), his successors and assigns with full power to convey or mortgage without the joinder of any beneficiary, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 120 Hicks Road, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

***established under the Will of Lorell M. Milam**

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 23 day of June, 2004.

GRANTOR:

Rachel C. Nelley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Rachel C. Nelley (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 23 day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 1-26-07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $188,500.00.

Subscribed and sworn to before me, this the 23 day of June, 2004.

Notary Public

My Commission Expires: 1-26-07

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Final Plat, Devon Close Town Homes, of record in Book 9700, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Rachel C. Nelly by deed from Laura A. Stubblefield and John A. McPeak, II of record in Book 11139, page 739, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2004, a lien, but not yet due and payable.
2. Matters on the plan of record in Plat Book 9700, page 147, Register's Office for Davidson County.
3. Master Deed establishing a Horizontal Property Regime of Devon Close Townhomes Condominiums, of record in Book 9747, page 278, Register's Office for Davidson County, Tennessee.
4. Declarations of Covenants, Conditions and Restrictions of record in Book 7517, page 283, amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, Book 9492, page 954, Book 9492, page 600 and Book 10692, page 750, Register's Office for Davidson County.
5. By-laws of Devon Hills of record in Book 7517, page 344, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Book 8643, page 494, Register's Office for Davidson County, Tennessee.
7. All matters on boundary plat of record in Plat Book 6900, page 398, Register's Office for Davidson County, Tennessee.
8. Permanent Easement Agreement to Nashville Gas Company of record in Book 9772, page 478, Register's Office for Davidson County, Tennessee.
9. Easement for road purposes and out fill slopes easement contained in the right-of-way Deed of record in Book 2544, page 385, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of easement for water lien and ingress and egress to water tank site of record in Book 54598, page 654, and Book 5473, page 171, Register's Office for Davidson County, Tennessee.
11. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said government dated April 20, 1972, of record in Book 4594, page 650, Register's Office for Davidson County, Tennessee, for erection and maintenance of electric power transmission line and necessary accessories.
12. Subject to rights of others in and to the common areas/elements.