RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43121

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(km) Title No: 45658
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/04 13:41 2pgs
Fees:13.00 Taxes:1183.63
20040702-0079227

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James D. Millraney Diana L. Millraney 560 Battle Road Antioch, Tennessee 37013	SAME

TAX MAP-PARCEL NUMBERS: 188-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$319,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen P. Wilkison and spouse, Deborah Lynn Wilkison**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James D. Millraney and spouse, Diana L. Millraney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described, according to a survey by Raymond E. Binkley dated August 2, 1993, as follows: Beginning at R/R spike in the center of Battle Road, said point being the northeast corner of the Mrtina Hailey property as recorded in Book 8890, page 137, Register's Office of Davidson County and the southeast corner of the Charles C. Bonds property as of record in Book 4696, page 151, Register's Office for Davidson County. Thence running N 84 degrees of 41'44" west, 1270.0 feet to an iron rod. Thence N 9 degrees 24' 38" east 172 feet to an iron rod. Thence S 84 degrees 41'44" East 1270 feet to a R/R spike in the middle of Battle Road. Thence S 9 degrees 24' 38" 172 feet to a point of beginning containing 5.00 acres more or less.

Being the same property conveyed in title to the land hereinafter described is vested in Stephen P. Wilkinson and wife, Deborah Lynn Wilkinson by deed from Charles C. Bonds and wife, Rachel Y. Bonds of record in Book 9078, page 380, said Register's Office for Davidson County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Title to that portion of the premises embraced within the bounds of Battle Road.

This is improved property, known as: 560 Battle Road, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2004.

Stephen P. Wilkison

Deborah Lynn Wilkison

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2004 , before me the undersigned authority, personally appeared Stephen P. Wilkison and Deborah Lynn Wilkison , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $319,900.00

Affiant

Sworn and subscribed before me this the 25th day of June, 2004

My Commission Expires: 5-24-2008

Notary Public

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.