Davidson County DEEDWARR
Recvd: 01/03/05 15:29 2 pgs
Fees:13.00 Taxes:527.25
20050103-0000743

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

David S. Millson, et ux	Bank of America	Map 161-6
618 General George Patton Rd	1400 Best Plaza Drive	Parcel 11
Nashville, TN 37221	**Richmond, VA 23227**	12168 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paul Gauerke and wife, Germaine Gauerke** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **David S. Millson and wife, Kathryn A. Millson,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 618 on the Plan of River Plantation Condominiums, Section VIII, Phase 2, of record in Plat Book 6900, page 397, as amended in Book 6900, pages 514-517, further amended in Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Gauerke and wife, Germaine Gauerke, by deed from Donna L. Thompson Perry and husband, Rex A. Perry of record as Instrument No. 20000428-0042410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Matters shown on the Plan of record in Book 6900, page 397, and Book 6900, pages 514-517, and Book 6900, pages 654-657, Register's Office.
3. Any and all existing restrictions and easements of record, Register's Office.

This is improved property commonly known as 618 General George Patton Road, Nashville, Tennessee 37221.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9-24-2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of December, 2004.

Paul Gauerke

Germaine Gauerke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul and Germaine Gauerke**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 2

Notary Public

My Commission Expires: 9-24-2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE