This Instrument Was Prepared By:
Michael K. Radford
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/17/05 14:35 3 pgs
Fees:18.00 Taxes:564.99
20050617-0069659

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan D. Rock and Cara L. Rock** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Kimberly M. Eden** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 10 day of June, 2005.

Jonathan D. Rock

Cara L. Rock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jonathan D. Rock and Cara L. Rock** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 10 day of June, 2005

NOTARY B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission [illegible] 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$152,700.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Russell Burchi Jr.
Affiant

Sworn to and subscribed before me this 10 day of June, 2005.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

My Commission Expires:_____

Map and Parcel: 172-12-0-B-82.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Kimberly M. Eden
412 Crestfield Court
Nashville, TN 37211

Exhibit "A"

Being Lot No. 387, on the plan of Section Six, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, page 290, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan D. Rock and Cara L. Rock from Nick Milionis and Amy R. Milionis, husband and wife by Warranty Deed dated 07/12/02, recorded 08/01/02, in Instrument Number 20020801-0092434, Register's Office for said County.

Map and Parcel 172-12-0-B-82.00 CO

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.