Davidson County DEEDWARR
Recvd: 06/20/05 10:09 2 pgs
Fees:13.00 Taxes:592.00
20050620-0070100

This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of June, 2005, by and between The Verdon Company, LLC, party of the first part, and John J. Milliken and wife, Melissa Milliken, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot Number 48 on the Plan of Rivers Edge, Section Three, as of record in Plat Book 9700, Page 689, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to The Verdon Company, LLC, herein by Special Warranty Deed dated December 17, 2004 filed for record March 10, 2005 at Instrument No. 20050310-0026862, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 9700, Page 689, Restrictive Covenants of record in Book 9280, Page 334, and in Book 11098, Page 21, and Easements of record in Book 9857, Page 77, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

The Verdon Company, LLC

By: James K. Verdon Jr.
James K. Verdon, Jr., Sole Member
Sole Member

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 James K. Verdon, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of The Verdon Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such sole member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as sole member.

WITNESS my hand, at office, this 15th day of June, 2005.

My Commission Expires: 7-30-06

Notary ~~Public~~

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : John J. Milliken & Melissa Milliken
3200 River Walk Drive
Nashville, TN 37214

Tax Parcel No.: 085-12-0-A-054.00

Property Address: 3200 River Walk Drive
Nashville, TN 37214

MAIL TAX BILLS TO: Countrywide Mortgage Ventures dba
Mobility Home Loans
1550 Utica Ave., South #750
Saint Louis Park, MN 55416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $160,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.