Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/01/05 15:28 2 pgs
Fees:13.00 Taxes:684.50
20050701-0076352

39-B
File #05-1324
G-18982-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mrs. Virgil W. Francis, aka Frances T. Francis, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Erik C Milam, 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:

Unit 216, of Burton Hills, Village of Boxmere, Phase I, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Mrs. Virgil W. Francis by Warranty Deed dated December 27, 1985 of record in Book 6789 page 431 and re-recorded in Book 7009 Page 154 Register's Office for Davidson County, Tennessee. Frances T. Francis and Mrs. Virgil W. Francis are one and the same person.

This instrument is being executed on behalf of Frances T. Francis pursuant to a Power of Attorney executed by same on the 10th day June, 2005, of record in Instrument No. 20050701-0076351 **, Register's Office of Davidson County, Tennessee.**

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements, Charter, by-laws, and restrictions and covenants of record, and Property Taxes for the current year which have been prorated between the parties.

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This is improved property, known as: 216 Boxmere Place, Nashville TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2005

Mrs. Virgil W. Francis

Mrs. Virgil W. Francis aka Frances T. Francis

V.W. Francis III

by : V.W. Francis, III, Attorney-in-Fact

Stephen T. Francis

by: Stephen T. Francis, Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 28th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named V.W. Francis, III and Stephen T. Francis , the bargainor(s), 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 in behalf of Mrs. Virgil W. Francis aka Frances T. Francis, and acknowledged that such persons executed as the free act and deed of Mrs. Virgil W. Frances aka Frances T. Francis.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Erik C Milam
216 Boxmere Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

TAX MAP-PARCEL #:
131-06-0E 213.00