This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050386

Davidson County DEEDWARR
Recvd: 07/11/05 09:30 2 pg
Fees:13.00 Taxes:499.13

20050711-0079683

Send Tax Bills To:
Mortgage Investors
8320 East Walker Springs Lane Ste 200
Knoxville, TN 37923

New Owner is:
Jason Milliken
3313 Shakertown Court
Antioch, TN 37013

MAP: 150-03
PARCEL: 55.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Keo F. Phommavongsy and wife, Kesone Phommavongsy**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason W. Milliken and wife, Michelle L. Sterling**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of The Country Subdivision Section 2 of record in Plat Book 5050, page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Keo F. Phommavongsy and wife, Kesone Phommavongsy by Warranty Deed from James B. Grady and wife, Kathy M. Grady dated March 29, 1999, recorded March 30, 1999, in Book 11406, page 809, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

KP/KP Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of July, 2005.

GRANTOR:

Keo F Phommavongsy
by Bernice Burns as Attorney in Fact
Keo F. Phommavongsy by Bernice Burns as

Attorney-in-Fact

Kesone Phommavongsy
by Bernice Burns as Attorney in Fact
Kesone Phommavongsy by Bernice Burns

as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **BERNICE BURNS**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Keo F. Phommavongsy and wife, Kesone Phommavongsy and who acknowledged that he executed the same as free act and deed of the said Keo F. Phommavongsy and wife, Kesone Phommavongsy and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Keo F. Phommavongsy and wife, Kesone Phommavongsy, and appearing of record in Instrument No. * 200507110079681 *200507110079682, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 7th day of July, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: 7/19/08

MY COMMISSION EXPIRES

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $134,900.00.

Affiant

SWORN TO and subscribed before me this 7 day of July, 2005.

Joan K. Petersen
NOTARY PUBLIC

My commission expires: 01/15/08

JEAN K. PETERSUN NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires Jan 15, 2008