This space for Register's Office:

Davidson County DEEDWARR
Recvd: 07/19/05 11:06 2 pg
Fees:13.00 Taxes:627.15
20050719-0083674

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Joshua Zane Carrington
5020 Hasty Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map # 161-4-22

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Edna Mai Milligan hereinafter called the **Grantors**, do hereby convey unto Joshua Zane Carrington unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County being described as follows:
Being Lot No. 16 on the Plan of Whispering Hills Annex as of record in Book 2331 Page 133, described as follows: Beginning at a point in the northerly margin of Tusculum Road, the common corner of Lots 16 and 17; thence northerly along the line between said lots, 124 feet to the corner of lots 16, 17, and 26; thence westerly along the line between Lots 16 and 26, 123.9 feet to a point in the easterly margin of Hasty Drive; thence southerly along the margin of said Drive 97.5 feet to the beginning of a curve; thence around said curve, southeasterly 39.1 feet to a point in the northerly margin of Tusculum Road; thence with the margin of the same, easterly 97.9 feet to the point of beginning.

Being the same property conveyed to Edna Mai Milligan on November 6, 1987 by Warranty Deed of record in Book 7401 Page 220 said Register's Office.

Property taxes for the current year have been prorated this date between Grantor and Grantee and Grantee hereby assumes all liability for the payment of current year's taxes.

This is improved property known as 5020 Hasty Drive Nashville, TN 37211

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15 day of July, 2005.

Edna Mai Milligan

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Edna Mai Milligan known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15 day of July 2005.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/2008

STATE OF TENNESSEE
COUNTY OF Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $169,500.00.

Affiant

Sworn and subscribed before me on 7/15/2005.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN