This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/15/05 13:12 2 pg
Fees:13.00 Taxes:425.50
20050815-0096308

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle
Brentwood, TN 37027

ADDRESS NEW OWNER:
Sheila Richardson
648 Canton Road
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map # 52-12-56

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, Mickey Milam hereinafter called the **Grantors**, do hereby convey unto Sheila Richardson 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, State of Tennessee, described as follows to wit:

Being Lot No. 4 on the Plan of Schoolside Heights of record in Plat Book 3700 Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Mickey Milam on November 15, 2004 by Warranty Deed of Record in Instrument 20041122-013508 said Register's Office. ¥20041122-0139508
This instrument is executed by Power of Attorney granted Lisa Milam by Mickey Milam recorded simultaneously herewith in Instrument No. _____, Register's Office for said County.

Property Address: 648 Canton Pass Road Madison, TN 37115

Property taxes for 2005 have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and

easements of record, (4) building restrictions and (5) other matters of public record.

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 COVENANTS 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 I 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, I have hereunto set my hand and seal this 10 day of August, 2005.

Mickey Milam by Lisa Milam. AIF
Mickey Milam by Lisa Milam, Attorney in Fact

State of Tennessee
County of Williamson

On this 26th day of November, 2002, before me personally appeared Lisa Milam who executed the foregoing instrument on behalf of Mickey Milam, and acknowledged that he/she executed the same as the free act and deed of Mickey Milam through Power of Attorney granted Lisa Milam

SUBSCRIBED AND SWORN TO BEFORE ME this 10 day of August, 2005.

Notary Public in and for the
State of Tennessee

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

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Sworn and subscribed before me on August 10, 2005.

Notary Public

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

My Commission Expires: 6/22/08