RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,500.00

Denise Milam
Affiant

Subscribed and sworn to before me, this 15th day of September, 2005.

Ryan A Rafoth
Notary Public

My commission expires: 7-19-08

Davidson County DEEDWARR
Recvd: 09/22/05 14:54 2 pgs
Fees:13.00 Taxes:408.85
20050922-0114115

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Earnest L Napier, II	Earnest L. Napier, II	**165-14-0-003.00**
4625 Chutney Drive	4625 Chutney Drive	
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Barry W. Milam, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Earnest L. Napier, II

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 315 on the Plan of Peppertree Forest, Section 1, as of record in Plat Book 6900, page 973, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barry W. Milam, unmarried, by deed from Bessie G. Hailey now known as Lynch and husband, Lawrence Lynch of record in Book 10638, page 420, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, pages 973, 974 & 975, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7982, page 736, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 4625 Chutney Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 15th day of September, 2005.

Barry W. Milam by Denise Williams, AIF
Barry W. Milam
by Denise Williams, as his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Denise Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the attorney-in-fact for Barry W. Milam and who further acknowledged that she is authorized by Barry W. Milam to execute the within instrument for the purposes therein contained by signing her name as his attorney-in-fact.

Witness my hand, at office, this 15th day of September, 2005.

Ryan A. Rafoth
Notary Public

My Commission Expires: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
RTC Title and Escrow, LLC
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067