	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$128,900.00.** Affiant Subscribed and sworn to before me, this the 19th day of December, 2005. Notary Public My commission expires: 4-9-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206 file #43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric J. Milligan **Harlene M. Milligan**	**New Century Mortgage Corporation**	072-12-0
2206 Stratford Avenue	**3109 W. Martin Luther King Blvd. #300**	101.00
Nashville, Tennessee 37216	**Tampa, FL 33607**	

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,

Frank H. Ernst and wife, Verna M. Ernst

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

Eric J. Milligan and Harlene M. Milligan,
as joint tenants with the right of survivorship

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. 73, on the Map of Dalewood, Section One, of record in Book 1424, page 108, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Frank H. Ernst and wife, Verna M. Ernst, by instrument filed for record August 19, 2005, from Glyndon L. Payne, of record as Inst. No. 20050819-0099168, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/30/05 10:56 2 pgs
Fees:13.00 Taxes:476.93
20051230-0156750

This is improved (**XXX**) Unimproved (____) property, known as **2206 Stratford Avenue, Nashville, Tennessee 37216**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant 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 19th day of December, 2005.

Frank H Ernst by William C. Ernst

Frank H. Ernst by William C. Ernst, Attorney in Fact

Verna M Ernst by William C. Ernst

Verna M. Ernst by William C. Ernst, Attorney in Fact

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **William C. Ernst,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **Frank H. Ernst and wife, Verna M. Ernst,** and who acknowledged that he/she/they executed the within instrument as the free act and deed of the said **Frank H. Ernst and wife, Verna M. Ernst,** and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **Frank H. Ernst and wife, Verna M. Ernst,** appearing of record as Inst. No. 200512300156749 Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this **19th** day of **December, 2005.**

William B. Gregory

Notary Public

My Commission Expires: 4-9-06