THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14590

Davidson County DEEDWARR
Recvd: 04/19/06 15:25 2 pgs
Fees:13.00 Taxes:499.50
20060419-0045021

Property Address:
635 Mayview Dr., Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Bockman, and wife , and Erica L. Bockman**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Louis McMillan, and Leslie McMillan**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 77, on the Plan of Fairview Subdivision, Section 3, as shown by plat of record in Plat Book 3700, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Melissa D. Clouatre, a widow, dated October 6, 2005, and recorded October 10, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200510100121909.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

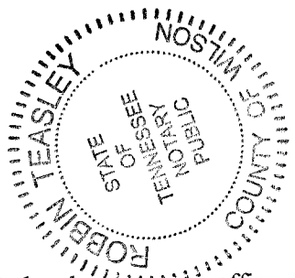
WITNESS Grantors' hands this 10 day of April, 2006.

_____{Seal}
Jason Bockman

_____{Seal}
Erica L. Bockman

State of TENNESSEE
County of DAVIDSON

On this the 10 day of April, 2006, before me, the undersigned officer, personally appeared Jason Bockman and Erica L. Bockman, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.



Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 14th of April, 2006.

Notary Public

My Commission expires: March 21, 2009

Name of Owner and Property Address:
Louis McMillan and Leslie McMillan

635 Mayview Dr.
Madison, TN 37115



Person Or Entity Responsible For Payment Of Taxes:
Louis McMillan and Leslie McMillan
136 Walton Ferry Rd.
Hendersonville, TN 37075

Tax Parcel ID#: 043-02-0-075.00