THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 24988N

Davidson County DEEDWARR
Recvd: 08/04/06 13:40 2 pgs
Fees:13.00 Taxes:314.50
20060804-0095792

MAP/GROUP/PARCEL: 083-05-0-024.01

NEW OWNER'S NAME AND ADDRESS:
JEFFREY TALYOR MILAM
1012 SEYMOUR AVENUE
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, VALERIE L STOUDER now known as VALERIE GRIMES, a married woman, hereinafter called Grantor, does hereby transfer and convey unto, JEFFREY TALYOR MILAM and TARA M STOUDER, as tenants in common with the right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 58, on the Plan of Stratton and Seymour's Addition to Edgefield, as shown on plat of record in Plat Book 57, page 23, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of Seymour Street or Avenue, at the corner of Lots 57 and 58 on said plan; thence with the southerly margin of said Street or Avenue, easterly 60 feet; thence southerly parallel with the line between said two lots, 155 feet to the northerly margin of a proposed 12 foot alley; thence westerly with the northerly margin of said proposed alley, 60 feet to the line between said Lot Nos. 57 and 58; thence with said line, northerly 155 feet to the beginning, including and excluding a strip of ground 5 feet in width, which was dedicated for public use to be used as a part of Seymour Street or Avenue, in the deed from A.H. Robinson and J.C. Bradford to G.W. Jarman and P.C. Jarman, as of record in Book 203, page 290, said Register's Office.

The subject property is improved property known as 1012 SEYMOUR AVENUE, **Nashville, TN 37206.**

BEING the same property conveyed to Grantor herein by deed of record in Book 10272, Page 338, Register's Office for Davidson County, Tennessee.

Kevelin B Grimjoins in this conveyance to convey any and all interest, marital or otherwide, in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Valerie Grimes
VALERIE GRIMES

Kevelin B. Grimes
KEVELIN B GRIMES

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, VALERIE GRIMES and Kevelin B Grimes, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 31st day of July, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $85,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of July, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006