WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 11:36 2 pgs
Fees:13.00 Taxes:398.34

20060810-0098565

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$107,660.00.**

Heather Ferguson
Affiant

Subscribed and sworn to before me this 2nd day of August, 2006

MACKENZIE COLLIER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 23, 2010

Notary Public
My Commission Expires (Affix Seal)

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James L. Miliken	SAME	108-08-0-301.00
3193 Trails End Lane		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kristi S. (Meyer) Wagner**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James L. Miliken***, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1-B, Zone Lot Division, Lots 1 and 3, Trailwood, Section One, of record in Book 6250, page 208, amending Book 5210, page 351, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kristi S. (Meyer) Wagner, a married person, by deed from David Kennedy, Jr. Trustee, on April 25, 2006, of record in Instrument Number 20060425-0047131, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 108-08-0-301.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 308, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5728, page 298; and Book 6128, page 361; and Book 8078, page 521; and Book 10413, page 344, Register's Office for Davidson County, Tennessee.

* James L. Miliken and James L. Milliken are one and the same person.

This is improved property known as: **3193 Trails End Lane, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 2, 2006.

Kristi S. (Meyer) Wagner

Kristi S. (Meyer) Wagner

STATE OF CO
COUNTY OF El Paso

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristi S. (Meyer) Wagner** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 2, 2006

My commission expires 04-17-10

Notary Public

NICK GRALL NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 04/17/2010

PLEASE RETURN TO:
GRISSIM TITLE + ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215