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Realty T.H.
Box 48-A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/14/06 09:20 2 pgs
Fees:13.00 Taxes:577.20
20061114-0141029

39-B
File #06-1481

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Paula M. Harwell and Sharon D. Brugman* hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Nicholas D. Milliner and wife, Amy R. Milliner, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit: *BOTH UNMARRIED,

Land in Davidson County, Tennessee, being Lot 60, Cross Timbers, Section 2, as shown on plat of record in Plat Book 3700, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sharon D. Brugman and Paula M. Harwell, as tenants in common, by deed from Brett Leehans, dated October 21, 2005, of record in Instrument No. 20051027-0129776, Register's Office for Davidson County, Tennessee.

The property conveyed herein has not been the residence of the Grantors, their spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 129 Cross Timbers Drive, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of October, 2006

Paula M. Harwell

Sharon D. Brugman

State of Tennessee)
County of Davidson)

On this 24th day of October, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Paula M. Harwell and Sharon D. Brugman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 156,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of October, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Nicholas D. Milliner
129 Cross Timbers Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Company
501 Corporate Centre Drive Ste. 400
Franklin, TN 37067

TAX MAP-PARCEL #:
142 02 0 044.00