THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/23/07 15:49 2 pgs
Fees:13.00 Taxes:2053.50
20070523-0061661

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy M. Milner	SunTrust Mortgage, Inc.	MAP 104-16
1906 Beechwood Avenue	P.O. Box 26169	PARCEL 178
Nashville, TN 37212	Richmond, VA 26169	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Dogwood Real Estate, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy M. Milner and wife, Susanna R. Milner**

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:

Land in Davidson County, Tennessee, being the easterly 55 feet of Lot number 217 on the map of Belmont Land Company's Subdivision of Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said easterly 55 feet of Lot number 217 fronts 55 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 185.1 feet on its easterly line and 183.9 feet (more or less) on its westerly line to an alley and shows 55 feet on said alley.

Being the same property conveyed to Dogwood Real Estate, LLC by deed dated July 16, 2006 and recorded as instrument number 200607174-008555, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

() IMPROVED property known as **1906 Beechwood Avenue, Nashville, TN 37212.**

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, their heirs and assigns forever; and we do covenant with 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 covenant 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 ___ hand( ) this the 21st day of May, 2007.

Dogwood Real Estate, LLC

BY: Sara D. Campbell, member

ITS: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared SARA V. CAMPBELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the MEMBER of the maker, **Dogwood Real Estate, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 21st day of May, 2007.

My Commission expires 1-26-09

JAMES A. STATCYTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public