PREPARED BY (AND RETURN TO):

return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/08/07 08:27 3 pgs
Fees:18.00 Taxes:850.37
20070608-0068651

W & I Ref: Title No: 48676

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael R. Millikan 3110 West End Circle #11 Nashville, Tennessee 37203	New Owner

TAX MAP-PARCEL NUMBERS: 104020D01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,830.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew L. Lundquist , married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael R. Millikan** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.11 of 3110 West End Circle Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit B to the Master Deed of record in Book 6875 page 613, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Andrew L. Lundquist, unmarried by deed from Russell Parker and wife, Carolyn Parker of record in Doc. No. 20020605-0068163, Register's Office for Davidson County, Tennessee.

Rachael Lundquist spouse of Andrew L. Lundquist joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Master Deed of record in Plat Book 6875, Page 613, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6875, page 613, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Andrew L. Lundquist and Rachel Lundquist by Steve Myers pursuant to a Power of Attorney executed by them on the 21st day of May, 2007, of record in Instrument No. 20070608-0068650 , Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 3110 West End Circle #11, Nashville, Tennessee 37203

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2007 .

Andrew L Lundquist by Steve Myers — Rachael Lundquist by Steve Myers

Andrew L. Lundquist By:Steve Myers, Atty-in-Fact Atty-in-Fact

Rachael. Lundquist By:Steve Myers, Atty-in-Fact Atty-in-Fact

State of TENNESSEE
County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $229,830.00

Affiant

Sworn and subscribed before me this 1st day of June, 2007

Notary Public

My Commission Expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Steve Myers** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Andrew L. Lundquist and Rachael Lundquist** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Andrew L. Lundquist , married

TO: Michael R. Millikan

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Steve Myers, Affiant

Sworn to and subscribed before me this

1st day of June, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007