2

RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 07/05/07 11:20 2 pgs Fees:13.00 Taxes:969.40 20070705-0079947

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008811

MAP - PARCEL NO: 172-03-B-011.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
First Tennessee Home Loan 103 Continental Place Brentwood,TN 37027	Jeremy Popoff 5313 Windypine Dr. Nashville, TN 37211	First Tennessee Home Loan 103 Continental Place Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CRIS MILNER and KELLIE MILNER**, have bargained and sold and by these presents do transfer and convey unto **JEREMY POPOFF, a married man and JENNIFER KUHLE**, an unmarried woman, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Woodland Phase 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cris Milner and wife, Kellie Milner by Warranty Deed dated 9/20/04, from Brian T. Hanrahan and wife, Julie A. Hanrahan of record in Instrument No. 20040920-0112566, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2007 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Woodland Phase 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8486, page 463, Book 8622, page 390, Book 8634, page 224, as re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 15th day of June, 2007.

CRIS MILNER

KELLIE MILNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CRIS MILNER and KELLIE MILNER**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office, on this 15 day of June, 2007.

My Commission Expires:
2-26-2011

Notary Public

STEPHANIE A GLENN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$262,000.00**.

Affiant

SWORN TO and subscribed before me on this 15th day of June, 2007.

My Commission Expires:
2-26-2011

Notary Public

STEPHANIE A GLENN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES: