THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***100,000.00.

Phyllis M. Shults
Affiant

Subscribed and sworn to before me this 21st day of December, 2007.

Mitchell A Watts
Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 12/26/07 11:53 2 pgs
Fees:13.00 Taxes:370.00
20071226-0147108

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mark B. Myers 2601 Hillsboro Pike D-6 Nashville, Tennessee 37212	Mark B. Myers 537 Ardmore Place Franklin, TN 37064	MAP 117-03-0 B PARCEL 053.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand and 00/100 Dollars ($***100,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Robert D. Milner, married, and Phyllis M. Shults, married, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Mark B. Myers and wife, Penny P. Myers, (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:

BEING Unit No. D-6, Parcel No. 53, on the Revised Plan of The Villager of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert D. Milner and Phyllis M. Shults by Quitclaim Deed dated January 16, 2003, from Thelma L. Milner, unmarried, of record as Instrument No. 20030121-0008193 in the Register's Office for Davidson County, Tennessee.

This property is not currently nor has it ever been the marital residence of either Grantor herein.

This is improved property known as 2601 Hillsboro Pike D-6, Nashville, Tennessee 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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the plan of The Villager of record in Book 5200, page 521, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of December, 2007.

Robert D. Milner

Robert D. Milner

Phyllis M. Shults

Phyllis M. Shults

By: Phyllis M. Shults

Phyllis M. Shults, Attorney in Fact

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 Phyllis M. Shults, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of December, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Phyllis M. Shults, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Robert D. Milner and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Robert D. Milner.

WITNESS my hand and official seal this 21st day of December, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY