WARRANTY DEED Davidson County DEEDWARR Recvd: 05/13/08 10:15 2 pg: Fees:13.00 Taxes:399.60 20080513-0049123	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $108,000.00 Robert V. Milligan Affiant Subscribed and Sworn to me, this 6th day of May, 2008. Notary Public My commission expires: 3-21-09

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Robert V. Milligan 334 Foxglove Dr. Nashville, TN 37211	Same	MAP & PARCEL 13315001300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas K. Guthrie, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Robert V. Milligan and wife Joyce A. Milligan**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 64 on the Plan of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for Davidson County.

Said Lot No. 64 fronts 100 feet on the northwesterly side of Foxglove Drive and runs back 480 feet on the northeasterly line and 410 feet on the southwesterly line to a dead line in the rear, measuring 159 feet thereon.

Being the same property conveyed to Thomas K. Guthrie and wife Mary D. Guthrie by deed from Ronald Sanders Ligon and wife, Mary S. Ligon of record in Book 3098, page 564, Register's Office for Davidson County, Tennessee. The said Mary D. Guthrie having since died 8/16/05 and the property vested in Thomas K. Guthrie by estate by the entireties.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 6518, page 783, and to all matters shown on the plan of record in Book 2331, Page 52, said Register's Office.

Subject to restrictions of record in Book 2444, Page 35, said Register's Office.

This is (x) improved ( ) unimproved property known as 334 Foxglove Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 6th day of May, 2008.

Thomas K. Guthrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY