THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27944-07-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Affiant Subscribed and sworn to before me this 16th day of September, 2008. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Robert P. Pulliam Kakijane K. Pulliam 4348 Beekman Drive Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 14402001000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Young Milam, Unmarried, and Roger A. Milam, Trustee, 2005 Margaret Young Milam Irrevocable Trust Agreement dated October 28, 2005**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert P. Pulliam and wife, Kakijane K. Pulliam** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1109 Crater Hill Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of September, 2008.

Margaret Y. Milam by Roger A. Milam
Margaret Young Milam by Roger A. Milam as Attorney-In-Fact

Roger A. Milam, Trustee
Roger A. Milam, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Roger A. Milam, 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 on behalf of Margaret Young Milam as her Attorney-In-Fact, as the free act and deed of the within named Margaret Young Milam.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2008.

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Roger A. Milam, Trustee**, 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, at office, this 16th day of September, 2008.

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

NOTARY PUBLIC

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/18/08 13:17 2 pgs
Fees:13.00 Taxes:3681.50

20080918-0095382

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Chickering Hills, Section Three, as of record in Plat Book 2663, page 17, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John S. Milam, Jr. and wife, Margaret Young Milam by Warranty Deed dated October 24, 1957 from W. L. Bainbridge, Jr., Trustee and W. L. Bainbridge, Jr., individually, and wife, Julia N. Bainbridge of record in Book 2702, page 185, Register's Office for Davidson County, Tennessee. John S. Milam, Jr. having since died.

Also being the same property conveyed by Quitclaim Deed of record in Instrument No. 20051102-0132266, said Register's Office, Margaret Young Milam conveyed to Roger A. Milam, Trustee, 2005 Margaret Young Milam Irrevocable Trust Agreement dated, October 28, 2005, a fourteen percent (14%) interest as Tenant in Common.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2663, page 17, Register's Office for Davidson County, Tennessee.