Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2008.

Notary Public
My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0811-64422

Address of New Owner:	Send Tax Bills to:	Tax Information
Eugene Lynn McMillan	NEW OWNER	61-11-0-041
909 Virginia Avenue		
Nashville, TN 37216		

Davidson County DEEDWARR
Recvd: 11/21/08 13:33 2 pgs
Fees:13.00 Taxes:377.40
20081121-0114685

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hallie Mae McBroom**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eugene Lynn McMillan**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the East 50 feet of Lot No. 38 on Map of Maplewood Manor Subdivision, of record in Book 547, Page 102, in the Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 38 fronts 50 feet on the noertherly side of Virginia Avenue and runs back between parallel lines 235 feet to a dead line.

Being the same property conveyed to Cecil F. McBroom and wife, Hallie Mae McBroom by deed from William Ward and wife, Marie M. Ward, dated June 17, 1969, recorded June 23, 1969, of record in Book 4344, Page 184, Register's Office for Davidson County, Tennessee. The said Cecil F. McBroom having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 909 Virginia Avenue, Nashville, TN 37216

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this 14th day of November, 2008.

X Hallie Mae McBroom by Linda Faye West, AIF
Hallie Mae McBroom By: Linda Faye West, her attorney In Fact

STEVEN A. RAVA
MY COMMISSION # DD830049
EXPIRES: October 09, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

STATE OF FLORIDA
COUNTY OF Manatee

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Linda Faye West**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **attorney in fact for Hallie Mae McBroom** and that she is authorized by Hallie Mae McBroom to execute this instrument on her behalf.

Witness my hand and official seal at Bradenton, FL, this 13 day of November, 2008.

Notary Public at Large

My commission expires: October 9, 2012