WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

X _____
Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2009.

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LARIMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

BILL GARRETT, Davidson County
Trans: T20090026198 DEEDWARR
Recvd: 04/21/09 12:32 2 pgs
Fees: 13.00 Taxes: 915.75
20090421-0036058

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Ward	Regions Bank d/b/a Regions Mortgage	
1704 Linden Avenue	(NAME) 601 S Court	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Montgomery, AL 36104	104-16-155.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN BENTON MILWEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. WARD AND DAVID F. TAYLOR, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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 ONE-HALF OF LOT NO. 159 ON THE MAP OF BELMONT LAND CO.'S PROPERTY CALLED "BELMONT HEIGHTS", OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF WEST LINDEN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE Q. MILWEE, JR. WITH LIFE ESTATE IN NONA SPARKS BY WARRANTY DEED FROM GEORGE Q. MILWEE, JR., UNMARRIED, RECORDED ON THE 14TH DAY OF NOVEMBER, 1966 IN BOOK 4077, PAGE 391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. NONA SPARKS' LIFE ESTATE INTEREST IN SAID PROPERTY WAS TERMINATED UPON HER DEATH ON AUGUST 13, 1995. SAID PROPERTY WAS FURTHER CONVEYED TO JOHN BENTON MILWEE, DEVISEE OF GEORGE Q. MILWEE, JR. BY LAST WILL AND TESTAMENT FILED FOR RECORD ON JANUARY 16, 2009, AS SHOWN OF RECORD (DOCKET NO. 09P84) IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1704 Linden Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 9th day of April, 2009.

John Benton Milwee

John Benton Milwee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Benton Milwee, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of April, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903