This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2009036

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Gary Allen Milliken	(NAME) Same as new owner	Map & Parcel # 02200020900
(STREET ADDRESS) 3562 Old Clarksville Hwy	(STREET ADDRESS)	
(CITY) Joelton (STATE) TN (ZIP) 37080	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Carroll Richardson and Greg Richardson,** Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said**, Gary Allen Milliken and wife, Marsha L. Milliken, as to an undivided one-half (1/2) tenant in common interest, and Thomas Leo Saunders and wife, Katherine Elizabeth Saunders, as to an undivided one-half (1/2) tenants in common interest,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Carroll Richardson and Greg Richardson by quitclaim deed of record in Instrument #20090508-0042703, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me this the 7th, May, 2009.

Notary Public

My commission expires: 10-24-10

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: October 24, 2010

This is improved property known as 5.04 acres, Whites Creek Pike, Joelton, Davidson County, Tennessee.

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 we covenant that we 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.

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 hand this 7th day of May, 2009.

Carroll Richardson **Greg Richardson**

STATE OF TENNESSEE
COUNTY OF Williamson

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: October 24, 2010

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

Witness my hand and official seal at Madison, Tennessee, this 7th day of May, 2009.

Notary Public
My Commission Expires: 10-24-10

BILL GARRETT, Davidson County
Trans:T20090030839 DEEDWARR
Recvd: 05/08/09 14:54 2 pgs
Fees:13.00 Taxes:251.60
20090508-0042704

EXHIBIT "A"
LEGAL DESCRIPTION

A certain parcel or tract of land lying in the 2nd (formerly 14th) Civil District of Davidson County, Tennessee and being more particularly described according to a survey made by William M. Keel, Registered Land Surveyor No. 990, dated June 23, 1989, as follows:

BEGINNING at an iron pin in the north right-of-way of Whites Creek Pike (State Route 65); said point being the southwest corner of a 1.31 acre tract as conveyed to Jesse A. Downs, et ux, by deed of record in Book 6462, page 64, of the Register's Office of Davidson County, Tennessee. Thence, with said right-of-way, on a curve to the right having a radius 298.30 feet for a distance of 415.99 feet to an iron pin; thence, North 40 degrees 56 minutes 00 seconds West 236.90 feet to an iron pin; thence, with a curve to the left having a radius of 377.03 feet for a distance of 142.14 feet to an iron pin; thence, leaving the said north right-of-way of Whites Creek Pike, North 72 degrees 30 minutes 05 seconds East, 485.00 feet to an iron pin; thence, South 44 degrees 25 minutes 45 seconds East, 401.00 feet to an iron pin in the west line of Jesse A. Downs' 1.31 acre tract; thence, South 28 degrees 01 minutes 16 seconds West, 210.00 feet to the point of BEGINNING, containing 5.04 acres, more or less.

INCLUDED with this conveyance is a 60-foot wide permanent right-of-way easement for ingress/egress to the remainder of the Mayfield Property. This easement is located along the northwesterly boundary of the property described herein and is at all times parallel to and adjacent to the northwesterly boundary of the property described herein. The easement begins at the northerly right-of-way of Whites Creek Pike (State Route 65) and ends at the northeasterly boundary of the property described herein. The easement is granted to Zelma E. Mayfield and her successors and assigns.

EXHIBIT "B"
ENCUMBRANCES

1. 2009 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to 60' wide permanent right-of-way easement shown in deed of record in Instrument #20050708-0079557, Register's Office, Davidson County, Tennessee.
3. Subject to all matters shown on survey made by William M. Keel, Registered Land Surveyor No. 990, dated June 23, 1989.