THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June 2009 Notary Public MY COMMISSION EXPIRES: 1-9-14 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Bradley Milner	Farm Credit Services of Mid America, FLCA	MAP 155
8460 Poplar Creek Road	808 Nashville Highway	PARCEL 10
Nashvile, TN 37221	Columbia, Tn 38402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Phillip Rosenberg a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Bradley Milner and wife, Laura Milner**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 more particularly described as follows:

Beginning at a stake on the north bank of Poplar Creek just above where a short branch from the north side empties into Poplar Creek and in the south edge of the Poplar Creek Road, Z. B. Hunt's boundary line; thence North 17' west 10 1/5 poles to a cedar, S. L. May's corner; thence with his line North 2' West 23 3/4 poles to a stone with two hickories marked as pointers, his corner; thence with S. L. Davis' line North 87' West 32 1/5 poles to a stone with red oak and chestnut pointers in Sammie May Bradford's east boundary line; thence with her line South 3' West 38 1/2 poles to an iron pin, her southeast corner in Milton Sawyer's line; thence with Milton Sawyer's line South 88' East 21 poles to a sugar tree over the head of a spring, formerly E. L. Smith' corner, now Charles Smith's corner; thence with Charlie Smith's line North 77' East 16 4/5 poles to the beginning, containing 8.1 acres, more or less.

Being the same property conveyed to Phillip Rosenberg by deed from Ina Christina Laster Haile, now Ina Christine Johnson married of record in Instrument No. 200203070029062, Registers office for Davidson County, Tennessee, dated February 28, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **8460 Poplar Creek Road, Nashvile, TN 37221.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 30 hand( ) this the 30th day of June, 2009.

Phillip Rosenberg

BILL GARRETT, Davidson County
Trans:T20090047117 DEEDWARR
Recvd: 07/14/09 09:53 2 pgs
Fees:13.00 Taxes:392.20
20090714-0065646

ACKNOWLEDGMENT

State of California
County of San Bernardino)

On JUNE 29, 2009 before me, Kia Kya Granger, Notary Public
(insert name and title of the officer)

personally appeared PHILLIP ROSENBERG,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KIA KYA GRANGER
COMM. #1767671
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES SEPT. 14, 2011

WITNESS my hand and official seal.

Signature _____ (Seal)