THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18747G

MAP/GROUP/PARCEL: 103-2/209

NEW OWNER'S NAME AND ADDRESS:
Kyle Miller
125 DeMoss Road
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 08/13/04 08:58 2pgs
Fees:13.00 Taxes:547.60
20040813-0097912

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, James J. Johnson and Catherine Gail Johnson, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Kyle Miller, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of C.C. Vernon property, a resubdivision of part of Block 8, as shown on plat of record in Plat Book 3842, page 132, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 125 DeMoss Road, Nashville, TN 37209.

James J. Johnson is also known as James M. Johnson.

BEING the same property conveyed to Grantors herein by deed of record in Book 5344, Page 803, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James J. Johnson

Catherine Gail Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, James J. Johnson and Catherine Gail Johnson, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 12th day of August 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $148,000.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of August 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006