30x17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 11/19/04 14:15 3pgs
Fees:18.00 Taxes:555.00
20041119-0139263

SPECIAL WARRANTY DEED

Address of New Owner(s):
Amos L. Howard, LLC

705 Drapers Town Drive
Smyrna, TN 37167

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 148
Parcel 191

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

Miller Properties, LLC, an Alabama Limited Liability Company,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Amos L. Howard, LLC

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:

All that tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows: Lot 3 on the Revised Plat of Reserved Parcel B, Haywood Development as of record in Book 5050, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a State Highway R.O.W. Monument in the North margin of Haywood Lane, said point being South 69 deg. 29' 26" West, 188.18' from the Northwest Intersection of Haywood Lane and the return radius of Bakertown Road; thence, with said Lane South 88 deg. 54' 40" West, 37.2' to the point; thence, leaving said R.O.W. North 25 deg' 26' 26" West, 296.18' to a point; thence, along the South margin of an ingress-egress easement, North 40 deg. 26' 25" East, 93.13' to a point 100 ' westerly from Bakertown Road; thence South 25 deg. 26' 26" East, 354.0' to a point in the North margin of Haywood Lane; thence, with said Lane, South 69 deg. 29' 26" West, 51.3' to the point of beginning; containing 0.64 acres (28,050 sq. ft.) more or less.

Together with a non-exclusive 25 foot wide easement for ingress an egress to the above described property from Bakertown Road, lying adjacent to the northwesterly boundary of said property. Said easement shall include the right to install utilities within the same to said property and a directional sign not in excess of 6 feet in height and 2 feet in width with the total area of the sign not to exceed 4 square feet. Grantee shall have the right to improve said easement area by paving and to maintain the same.

This property is subject to a 50 feet non-exclusive ingress-

egress easement across the south end of the property adjacent to the north margin of Haywood Lane.

Being the same property conveyed to Miller Properties, LLC, an Alabama Limited Liability by deed from John R. Miller, Jr. of record in Book 10668, page 62, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including a sewer line easement of record in Book 5215, page 63; and a water line easement of record in Book 5215, page 67, and to all matters shown on the plan of record in Book 5050, page 79, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as 114 Haywood Lane, Antioch, TN 37013.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantees acquires said land and improvements in an "as is" condition.

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.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

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 16th day of November, 2004.

MILLER PROPERTIES, LLC

By: John Richard Miller Jr.
JOHN RICHARD MILLER, JR.
Manager

By: Virginia Kersh Miller
VIRGINIA KERSH MILLER
Manager

STATE OF ALABAMA)
COUNTY OF ESCAMBIA)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Richard Miller, Jr. and Virginia Kersh Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Managers of Miller Properties, LLC, the within named Grantors, and that they as such Grantors, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Miller Properties, LLC by themselves as Managers.

Witness my hand and seal, this 16th day of November, 2004.

My Commission Expires:

12-7-04

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of November, 2004.

My Commission Expires:

3-26-05

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.