State of Tennessee
County of Davidson
This actual consideration or value – whichever is greater- is $ 22000.00

Affiant

Subscribed and sworn before me this the 19th Day of November, 2004

Notary Public
My Commission Expires:

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Ross-Miller Properties, LLC	**704 Douglas Drive**	**New Owner**
Hartman Drive Suite G, PMB	**Nashville, Tennessee 37207**	
Lebanon, Tennessee 37088		

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

MELVIN E. DOSS, SR. AND WIFE, JENNIE R. DOSS

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ROSS-MILLER PROPERTIES, LLC

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON , COUNTY, TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 55 feet of Lots No. 262, 263, 264 and 265 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said part of Lots No. 262, 263, 264 and 265 fronts 55 feet on the southerly side of Mile End (Douglas) Avenue and runs back 113 feet, more or less, on the easterly line and 113-1/2 feet on the westerly line with the easterly margin of an alley, to the northerly line of Lot No. 266.

Included in the above description, but expressly excluded there from is that portion conveyed to the Metropolitan Government of Nashville and Davidson County in Book 8537, page 844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvin E. Doss, Sr. by Installment Deed from J.D. Stevens, Trustee of record in Book 8019, page 20, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 9509, page 574, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee. TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 19th Day of November, 2004

Melvin E. Doss, Sr.

Jennie R. Doss by Melvin E. Doss, Sr. as Attorney In Fact

atty in fact

Davidson County DEEDWARR
Recvd: 11/30/04 15:36 2pgs
Fees:13.00 Taxes:81.40

20041130-0142550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19TH Day of November 2004, before me appeared

Melvin E. Doss, Sr.

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07 Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

State of Tennessee

County of Davidson

On the 19th day of November 2004, before me personally appeared Melvin E. Doss, Sr. me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennie R. Doss as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said Jennie R. Doss

See Power of Attorney of record in Book _____, Page _____ Register's Office for Davidson County, Tennessee.

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public My commission expires: 9/17/07