(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2005.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/17/05 10:38 2 pgs
Fees:13.00 Taxes:666.00
20050217-0018106

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chad D. Fair and Carly A. Fair
2034 10th Avenue South
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Owner

MAP-PARCEL NUMBERS:
105-13-0-262

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Stephen Miller, married,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Chad D. Fair and Carly A. Fair, husband and wife,** hereinafter referred to as 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 Lot No. 1 as shown on the Plan of resubdivision of a part of Lot No. 83 on the Map of Waverly Place, as of record in Book 4350, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 front 64.13 feet on the easterly side of Tenth Avenue, South, and extends back between parallel lines measuring 148.0 feet thereon to a deadline in the rear.

Being the same property conveyed to Mark Stephen Miller by Warranty Deed from Robert E. Bowling and wife, Mary A. Bowling of record in Instrument No. 20041103-0132181, Register's Office for Davidson County, Tennessee.

*The said property was not marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4350, Page 66, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2034 10th Avenue South, Nashville, Tennessee 37204.

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 I do covenant with the said**GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of February, 2005.

Mark Stephen Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Stephen Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
Expires 11/02/05

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