WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,609.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael A. Miller	Countrywide Home Loans, Inc.	Map 98
6008 Hagars Grove Pass	3011 Armory Dr., #120	Group 10-0-A
Hermitage, TN 37076	Nashville, TN 37204	Parcel 3.00

FOR AND IN 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, we

Frank Batson Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael A. Miller and wife, Megan S. Miller
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:

BEING Lot No. 3, on the Plan of Phase One, Hagars Grove, of record in Instrument 20040614-0069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson Homes, Inc., by Quitclaim Deed from Hagar's Grove, LLC of record in Instrument 20050415-0042347, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20040603-0065607, said Register's Office.

This conveyance is subject to: (1) 2005 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Instrument 20040614-0069738, said Register's Office; (3) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 20030827-0124254, said Register's Office; (4) Stormwater Detention Agreement of record in Instrument 20030603-0075394, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6008 Hagars Grove Pass, Hermitage, TN 37076

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 my hand this 28th day of April, 2005.

Frank Batson Homes, Inc.

BY: _____
Frank C. Batson, President

Davidson County DEEDWARR
Recvd: 05/06/05 10:47 2 pgs
Fees:13.00 Taxes:942.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frank C. Batson as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of April, 2005.

My Commission Expires: 01/27/07

Notary Public

