Return To: Saturn & Mazer Title Services, Inc.
212 Third Avenue North, Nashville, TN 37201
FILE BOX " 7 " SP43835

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 46311

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/12/05 13:20 3 pg:
Fees:18.00 Taxes:2275.50
20050512-0053777

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin S. Miller Kathleen H. Miller 3701 Brighton Road Nashville, Tennessee 37205	same

TAX MAP-PARCEL NUMBERS: 104-13-145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$615,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald W. Fels and spouse, Eileen T. Fels**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin S. Miller and spouse, Kathleen H. Miller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of part of Lot 17 Block "L" of the Whitland Realty Company Subdivision of record in Book 7900, page 700 together with and subject to a Joint Driveway Easement Agreement of record in Book 9928, page 564, said Register's Office, for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Donald W. Fels and wife, Eileen T. Fels by deed from M&M Partners, Inc., a Tennessee Corporation of record in Book 9532, page 643, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900 Page 700, said Register's Office, which Plan shows a 30 foot minimum building setback line from Brighton Road and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, with a sewer line lying therein. And 5x25 foot utility anchor easement located on the northwesterly front corner of said lot. And a 20 foot minimum setback line from the rear line of said lot, along with a 10 foot minimum setback line from each side line. And a 2.5x25 foot utility anchor easement located on the northeasterly front. And a 10 foot public utility and drainage easement along the westerly side line of said lot. Joint Driveway Easement Agreement of record in Book 9928, page 564, said Register's Office. Easement as reserved by Metropolitan Government of Nashville and Davidson County in Substitute Bill No. 63-102. Subject to Restrictions of record in Book 790, page 488, said Register's Office.

This instrument is executed on behalf of Donald W. Fels by Eileen T. Fels as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 3701 Brighton Rd, Nashville, Tennessee 37205

Limited Power of Attorney of record in Instrument No. 20041018-0124856, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2005 .

Donald W. Fels by Eileen T. Fels
Donald W. Fels by Eileen T. Fels, Atty-In-Fact

Eileen T. Fels
Eileen T. Fels

State of TENNESSEE
County of DAVIDSON

On this 28th day of April, 2005 , before me the undersigned authority, personally appeared **Eileen T. Fels** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $615,000.00

Affiant

Sworn and subscribed before me this 28th day of April, 2005

Janet S. Davis
Notary Public

My Commission Expires: 5-24-2008

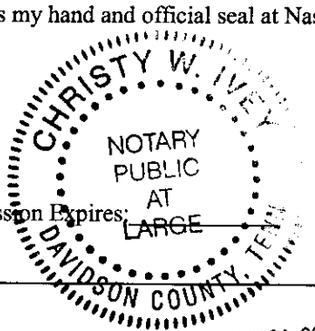
JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WIdoc: Deed Wty—12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eileen T. Fels, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Donald W. Fels, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

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



Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Donald W. Fels and Eileen T. Fels

TO: Kevin S. Miller and Kathleen H. Miller

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

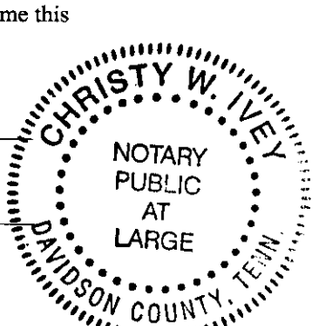
Eileen T. Fels
, Affiant

Sworn to and subscribed before me this

28th day of April, 2005

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007