BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#18898-2

The actual consideration or value, whichever is greater, for this transfer is **$264,000.00.**

Steven P. Miller 5.31.05
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2005.

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires: 3/22/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/05 09:07 2 pgs
Fees:13.00 Taxes:976.80
20050602-0062118

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
STEVEN P. MILLER and JULIE A. MILLER	**AMERICA'S WHOLESALE LENDER**	**Map 104-15-0, Parcel 428.00**
2013 20th Avenue South	**P. O. Box 660694**	
Nashville, TN 37212	**Dallas, TX 75266-0694**	

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,

WILLIAM HENLEY HAYES and wife, ERIN GAINES HAYES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN P. MILLER and wife, JULIE A. 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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Subdivision of the Estate of Daniel McIntyre, as of record in Chancery Book 3, Page 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William Henley Hayes and Erin Gaines Hayes, by Warranty Deed dated October 16, 2003, from Morgan B. Cowle and wife, Kimberly F. Cowle, of record in Instrument No. 20031020-0154630, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Erin Gaines Hayes, pursuant to a Power of Attorney executed by her on the 10th day of May, 2005, of record in Instrument No. 20050602-0062117, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) Unimproved (____) property, known as: **2010 Beechwood Avenue, Nashville, TN 37212**.

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/our hand(s) this **31st** day of **May, 2005.**

William Henley Hayes
WILLIAM HENLEY HAYES

Erin Gaines Hayes
ERIN GAINES HAYES

By: Henley Hayes ATTY in Fact
Henley Hayes, Attorney-In-Fact

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 **WILLIAM HENLEY HAYES,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **HENLEY HAYES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **ERIN GAINES HAYES,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **ERIN GAINES HAYES** for the purpose therein contained, by signing the name of **ERIN GAINES HAYES** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09