RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43868

Davidson County DEEDWARR
Recvd: 07/06/05 15:19 2 pg
Fees:13.00 Taxes:1415.25
20050706-0077663

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$382,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **30th DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JASON MILLER **2521 Sunset Place** **Nashville, TN 37212**	New Owner	**104-15-111** **24W 9795**

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, MICHAEL SHAI CHERRY and wife, REBECCA CHERRY**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON MILLER and wife, LAURA 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 the easterly part of Lot No. 23 on the Map of Sunset Park, of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 23 fronts 52.0 feet on the southerly side of Sunset Place, formerly turner Avenue, and runs back 160.5 feet on the easterly line and 160.5 feet, more or less, in the westerly line, to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to Michael Shai Cherry and spouse, Rebecca Cherry by deed from Davis G. Reese and spouse, Christiana Reese, of record in Instrument Number 20010713-0074676, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2521 Sunset Place, Nashville, Tennessee 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 our hands this 30th day of June, 2005.

MICHAEL SHAI CHERRY

REBECCA CHERRY ~~by: Michael Shai Cherry, Attorney-in-Fact~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AND WIFE REBECCA CHERRY

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL SHAI CHERRY, 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 the 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of June, 2005, before me personally appeared MICHAEL SHAI CHERRY, to me known to be the person who executed the foregoing instrument in behalf of REBECCA CHERRY, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said REBECCA CHERRY, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: _____