WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
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 $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2005

Notary Public:

MY COMMISSION EXPIRES:
(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:
Mark S. Miller	New Owner	Map 105
836 Glen Avenue		Group 14
Nashville, TN 37204		Parcel 25

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

James Roberts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mark 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:

Land in Davidson County, Tennessee, being part of Lot 73 on the Plan of Waverly Land Company's Property called Waverly Place as of record in Book 57, Page 95, Register's Office for said County, described according to a survey of Barge Waggoner and Sumner, April 14, 1970, as follows:

Beginning at an iron pin in the Northeasterly margin of Glen Ave. 55.00 feet West from the corner of Lots 72 and 73; thence with the margin of said Avenue, Westerly 55.02 feet to an iron pin; thence leaving said Avenue, North 32 degrees 58 minutes, East 200.00 feet to an iron pin in the Southerly margin of Alley No. 61; thence with the same Easterly 43.00 feet to an iron pin; thence leaving said alley, South 29 degrees 31 minutes West 1899.70 feet to the point and place of beginning.

See attached Exhibit "A"

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 836 Glen Avenue, Nashville, TN 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 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 30th day of June, 2005.

James Roberts

Davidson County DEEDWARR
Recvd: 07/14/05 13:30 3 pgs
Fees:18.00 Taxes:573.50

20050714-0081831

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 James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 73 ON THE PLAN OF WAVERLY LAND COMPANY'S PROPERTY, CALLED WAVERLY PLACE AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY OF BARGE WAGGONER AND SUMNER, APRIL 14, 1970, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF GLEN AVE. 55.00 FEET WEST FROM THE CORNER OF LOTS 72 AND 73; THENCE WITH THE MARGIN OF SAID AVENUE, WESTERLY 55.02 FEET TO AN IRON PIN; THENCE LEAVING SAID AVENUE, NORTH 32 DEG. 58 MIN., EAST 200.00 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEY NO. 61; THENCE WITH THE SAME EASTERLY 43.00 FEET TO AN IRON PIN; THENCE LEAVING SAID ALLEY, SOUTH 29 DEG. 31 MIN. WEST 1899.70 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES ROBERTS BY TRUSTEE'S DEED FROM CHRISTOPHER L. PALMER AS SUCCESSOR TRUSTEE, RECORDED THE 10TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050610-0066628 RE-RECORDED AT INSTRUMENT NO. 20050622-0071476, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.