WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Miller (NAME)	SAME (NAME)	MAP 83-5
1420 Stratton Avenue (ADDRESS)	(ADDRESS)	PARCEL 408
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ann D. Cain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Miller and wife, Julie E. 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 half of Lot No. 6 in the subdivision of the Ordway Property (formerly the Eighteenth Civil District) now in the City of Nashville, Davidson County, Tennessee, a plat of which is of record in Book 57, 57, Page 88 of the Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 6 fronts fifty (50) feet on the south side of Stratton Avenue, and extends back southwardly between parallel lines two hundred and thirty-three (233) feet, more or less, to an alley.

Being the same property conveyed to Ann D. Cain and Wesley Cain, both unmarried, as join tenants with rights of survivorship by Warranty Deed from Timothy J. Quain and Robert F. Clarke, both unmarried of record in Book 10285, Page 626, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Ann D. Cain, unmarried by Quitclaim Deed from Wesley Cain, unmarried of record in Instrument No. 200004270041705, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/27/05 14:22 2 pgs
Fees:13.00 Taxes:777.00

20050727-0087672

unimproved ( )
This is improved (X) property, known as 1420 Stratton Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of July 2005

Ann D. Cain
Ann D. Cain
By: Myra Chambliss
Myra Chambliss
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 Ann D. Cain

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 22nd day of July, 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

On this 22nd day of July, 2005, before me personally appeared, Myra Chambliss to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Ann D. Cain and acknowledged that she executed the same as the free act and deed of the said Ann D. Cain.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of July, 2005.

My commission expires: 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY