This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/04/05 15:16 2 pg:
Fees:13.00 Taxes:702.63

20050804-0092020

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Kevin L. Miller
1436 Roberts Ave
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map #83-02-0-106.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Jennifer Rollins hereinafter called the **Grantors**, do hereby convey unto Kevin Miller unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Nashville County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of the Subdivision of Roberts Property, as of record in Book 421 page 81, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side of Roberts Avenue and runs back between parallel lines 167 feet, more or less to the alley.

Being the same property conveyed to Jennifer Rollins on May 25, 2005 by Warranty Deed of record in Instrument 20050606-0064025 said Register's Office.

This is improved property known as 1436 Roberts Avenue, Nashville, TN 37206

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 20 day of July, 2005.

Jennifer Rollins

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Rollins known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 29 day of July 2005.

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Affiant

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Sworn and subscribed before me on 7/29/2005.

Notary Public

My Commission Expires: 6/22/2008.