RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/12/05 15:05 2 pgs
Fees:13.00 Taxes:566.10
20051012-0123145

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELMIRA MILLER et vir 600 Kennington South Nashville, Tennessee 37214	Same as new owner	MAP 108-4-A-22.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THREE THOUSAND AND NO/100 ($153,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOHN R. ROHRER and wife, LUCILLE E. ROHRER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ELMIRA MILLER and husband, CARL MILLER,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Villages of Larchwood, Section One, of record in Plat Book 7900, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John R. Rohrer and wife, Lucille E. Rohrer, by Warranty Deed from Timothy D. Gill and wife, Sherry A. Gill, of record in Book 11674, page 596, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 7900, page 106; to restrictive covenants of record in Book 8067, page 792, and as amended in Book 8150, page 765 and in Book 8495, page 747; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 600 Kennington South, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 27th day of September, 2005.

John R. Rohrer
JOHN R. ROHRER

Lucille E. Rohrer
LUCILLE E. ROHRER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John R. Rohrer and wife, Lucille E. Rohrer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of September, 2005.

Notary Public

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 30, 2006

My commission expires: 9/30/06