Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/19/05 14:05 2 pgs
Fees:13.00 Taxes:1480.00
20051019-0126170

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Preparer's File #-05J0660

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2005.

(Affix Seal) Notary Public

My Commission Expires: 9/20/08

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Malcolm Carnahan and Joanna Carnahan	New Owner	115-15-42
6308 Robin Hill Rd.		
Nashville, TN 37205		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, STEPHEN LEE MILLER, Individually and as Executor of the Estate of Effie S. Miller, Deceased, and his wife, GAIL MILLER, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto MALCOLM CARNAHAN AND JOANNA CARNAHAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of West Meade Farms, Inc., Section "E", as of record in Book 1835, page 70, Register's Office for said County.

Said Lot No. 115 fronts 142 feet on the northerly side of Robin Hill Roac an runs back between lines 273.5 feet on the easterly line and 362 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 173 feet.

Being the same property conveyed to Charles Miller Jr. and Effie Smith Miller by Warranty Deed from John T. Hargis of record in Book 2107, page 397, executed on January 26, 1953 and recorded on January 26, 1953, Register's Office for Davidson County, Tennessee. Charles Miller, Jr., then predeceased Effie Smith Miller, leaving her as surviving tenant by the entireties. Effie Smith Miller is now deceased, leaving Stephen Lee Miller as the only devisee of her estate, which includes the above described real property, and as the executor of her estate, under "The Last Will and Testament of Effie S. Miller", dated September 18, 2001, and admitted to probate "IN RE: THE ESTATE OF EFFIE S. MILLER, DECEASED", SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, No. 05P-541, pursuant to "ORDER" filed in that matter on April 7, 2005.

The above said Effie Smith Miller and Effie S. Miller is one and the same person.

Gail Miller joins in this conveyance only in order to convey any interest she may have in the above described property by way of marriage to Stephen Lee Miller.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **6308 Robin Hill Rd., Nashville, Tennessee 37205** .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **13th** day of **October, 2005**:

STEPHEN LEE MILLER

Gail Miller

STEPHEN LEE MILLER, as Executor of the Estate of Effie S. Miller, Deceased

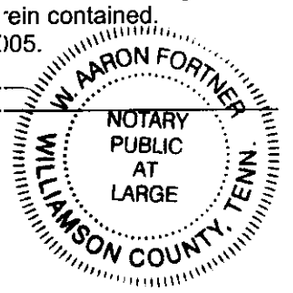
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN LEE MILLER AND GAIL MILLER, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 13th day of October, 2005.

Notary Public

My Commission Expires: 7/17/06



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN LEE MILLER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Executor of the Estate of Effie S. Miller, Deceased, and that as such Executor of the Estate of Effie S. Miller, Deceased, executed the foregoing instrument for the purpose therein contained, by personally signing this instrument as Stephen Lee Miller, Executor of the Estate of Effie S. Miller, Deceased.

Witness my hand and seal, at office in Brentwood, TN, this 13th day of October, 2005.

Notary Public

My Commission Expires: 7/17/06

