WARRANTY DEED

After recording return to:
Gober Title & Escrow
230 West Main Street
Lebanon, TN 37087
Ph. 615-453-3552

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2005.

Patricia K. Gober
Notary Public

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

PATRICIA K. GOBER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 12/07/05 13:47 2 pgs
Fees:13.00 Taxes:462.50

20051207-0147345

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith R. Miles and Virginia A. Miles (NAME)	(NAME)	96-14-209.00
(STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
(CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

Mason N. Fontana, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith R. Miles and wife, Virginia A. Miles**

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 Lot No. 904 on the Plan of Cloverhill, Section No. XI, of record in Book 2663, page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mason N. Fontana, an unmarried man, by Warranty Deed from Malinda Mason, an unmarried woman, dated June 7, 2002, recorded June 18, 2002, of record in Instrument Number 200206180073745, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 2663, page 26, in the Register's Office for Davidson County, Tennessee; to easement of record at Book 4772, page 699, in said register's office; to restrictive covenants of record at Deed Book 2145, page 262, and at Book 2746, page 207, in said register's office; and to the 2006 and future years' Davidson County property taxes, which are not yet due or payable.

This is unimproved ( )
improved (X) property, known as 3013 Lakeland Drive (House Number/Street) Nashville (City/Town) TN (State) 37214 (Postal Code)

THE SPOUSE OF MASON N. FONTANA, DARA L. FONTANA, joins in this conveyance, transferring whatever marital or other interest she may have in the subject real property to the Grantees.

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 1st day of December, 2005.

MASON N. FONTANA

DARA L. FONTANA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **Mason N. Fontana and Dara L. Fontana**, the bargainors, 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 official seal at **Nashville**, **Tennessee**, this 1st day of December, 2005.

Notary Public

Commission Expires: 12-14-09

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

MF DP