39-B
183

Davidson County DEEDWARR
Recvd: 12/27/05 15:38 2 pgs
Fees:13.00 Taxes:976.80

20051227-0154432

WARRANTY DEED

G-KWR-05-0810

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-25-09

(AFFIX SEAL)

EMILY C. M. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Patrick Sartain	SunTrust Mortgage	
810 Dewees Avenue (ADDRESS)	(NAME) P.O. Box 79041 (ADDRESS)	118-2-127
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Baltimore, MD 21279 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK S. MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN PATRICK SARTAIN AND CHRISTINE BAGWELL SARTAIN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE MAP OF KIRKWOOD HEIGHTS, SECTION V, AS OF RECORD IN BOOK 1130, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 78 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF DEWEES AVENUE AND RUNS BACK 187.6 FEET ON THE EASTERLY LINE AND 184.2 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 60 FEET THEREON.

The above-described property has never been the primary residence of the grantor herein.

BEING THE SAME PROPERTY CONVEYED TO MARK S. MILLER BY WARRANTY DEED FROM DEREK N. BOWERS, UNMARRIED, RECORDED THE 3RD DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050603-0063043, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 810 Dewees Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of December, 2005.

Mark S. Miller

STATE OF Tennessee
COUNTY OF Davidson

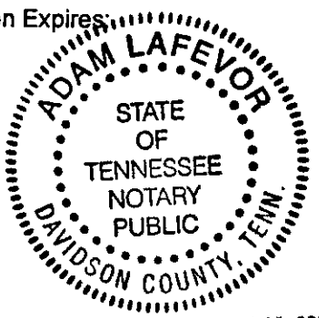
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903