Davidson County DEEDWARR
Recvd: 12/28/05 12:14 3 pgs
Fees:18.00 Taxes:577.20
20051228-0155243

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of December, 2005, by and between JESSIE J. MILES, SR., MARRIED, hereinafter called Grantor, and DOUGLAS HALEY and MICHAEL HEBERT, BOTH UNMARRIED, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JESSIE J. MILES, SR., MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto DOUGLAS HALEY and MICHAEL HEBERT, BOTH UNMARRIED, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 141/143 RIO VISTA, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

MARTHA MILES, wife of JESSIE J. MILES, SR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

JESSIE J. MILES, SR., MARRIED

Jessie J. Miles Sr.

JESSIE J. MILES, SR.
Signature of Seller

Martha Miles

MARTHA MILES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSIE J. MILES, SR., joined by his wife, MARTHA MILES, the within named 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, at office, this 22 **day of December, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

DOUGLAS HALEY and MICHAEL HEBERT, BOTH UNMARRIED
141/143 RIO VISTA
MADISON, TN 37115

Property Address:

141/143 RIO VISTA, MADISON, TN 37115
Person Responsible for Taxes:

CTX Mortgage Co.
801 94th Ave N.
St. Petersburg, FL 33702

Map & Parcel #: MAP 43-12, PARCEL 20

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **156000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **December, 2005.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7735

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 14 on the Subdivision of part of Tracts 5, 7 and 8 of the Anderson Estates, a plan of which is of record in book 1835, Page 121, said Register's Office.

Said Lot No. 14 fronts 100 feet on the westerly side of Rio Vista Drive and extends back between parallel lines 400 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Jessie J. Miles, Sr., by Warranty Deed from Henry G. Cisueros, Secretary of Housing and Urban Development, of record in Book 9178, page 709, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 43-12, PARCEL 20).
2. All matters as set forth on the Plan of Subdivision of part of Tracts No. 6, 7 & 8 of Anderson Estates, of record in Plat Book 1835, page 121, said Register's Office, which plan includes a 50-foot minimum building setback line from Rio Vista Drive; and a 10-foot public utility easement across the rear line.