PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/07/06 15:31 2 pgs
Fees:13.00 Taxes:435.68
20060307-0026541

W & I Ref: gj Title No: 46887

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
CarMax Auto Superstores, Inc. P.O. Box 239 No. Marshfield, MA 02059-0239	Same

TAX MAP-PARCEL NUMBERS: 135120c04000C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $117,750.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned William Knight Miller , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **CarMax Auto Superstores, Inc., a Virginia Corporation** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Nashboro Village Tract 13 of record in Doc. No. 20021230-0161681, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Knight Miller by Deed by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Doc. No. 20031002-0145796, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021230-0161681, said Register's Office, to which plan reference is hereby made for a more complete description; License to use fitness center and swimming pools of record in Doc. No. 20020507-0056329, said Register's Office; Stormwater Detention Agreement of record in Doc. No. 20021205-0150029, said Register's Office; Easement for the flow of Hamilton Creek; Easement to Bellsouth Telecommunications, Inc., of record in Doc. No. 20041025-0128047, said Register's office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20021211-0152726, By-Laws of record in Doc. No. 20021211-0152727, amended in Doc. No. 20031008-0149209, said Register's Office, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1919 Nashboro Blvd., Nashville, Tennessee 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of January, 2006.

William Knight Miller

State of Tennessee
County of Knox

On this 27th day of January, 2006, before me the undersigned authority, personally appeared **William Knight Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 12.4.06

STEPHANIE L. GOOD NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

Notary
Stephanie L Good

State of TN
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $117,750.00.

Affiant

Sworn and subscribed before me this 6th day of March, 2006

My Commission Expires: 1/23/2010

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.