WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/06 14:57 2 pgs
Fees:13.00 Taxes:621.60
20060308-0027181

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$168,000.00**

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2006.

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/09

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
RON MILLER	**SAME**	**133-6-86**
1216 DALEMERE DRIVE	135 Public Square	
NASHVILLE, TN 37207	Lebanon TN	
	37087	

FOR AND IN CONSIDERATION OF THE SUM OF **$168,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICIA MONYEI, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

RON MILLER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land In Davidson County, Tennessee, being Lot No. 79, of Dalemere Subdivision, Section 4, as shown on plat of record in Plat Book 3300, Page 45, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the northerly margin of Dalemere Drive on a curve; thence north 37 deg. 12' west 367.58 feet to an iron pin; thence south 86 deg. 34" west 51.62 feet to a concrete monument; thence south 17 deg. 36' 10' east 396.35 feet to the northerly margin of Dalemere Drive through said iron pin around a slight curve 126.66 feet to a concrete monument in said northerly margin; thence continuing with said northerly margin 42.69 feet to the point of beginning.

The subject property is improved property is commonly known as 1216 Dalemere Drive, Nashville, TN 37207.

Being the same property conveyed to Patricia Monyei, unmarried by Warranty Deed from Lauraine H. Askler, an unmarred woman dated 10/08/04 and filed for record 10/20/04 in Instrument No. 200410200126348, Register's Office for Davidson County, Tennessee.

This ( )Unimproved
(X) Improved property is known as: **1216 DALEMERE DRIVE**
NASHVILLE, TN 37207

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 not 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 ever 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 23 day of **FEBRUARY, 2006**

Patricia Monyei
PATRICIA MONYEI

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Hendersonville, **Tennessee.**

This 23 day of **FEBRUARY, 2006.**

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/07

02/24/06 FRI 11:29 FAX 6158516517 STATEWIDE TITLE 009