WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 12:52 2 pgs
Fees:13.00 Taxes:295.63
20060323-0033399

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$79,900.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2006.

Notary Public

My commission expires: March 21, 2009

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Makeya C. Miller	SAME AS OWNER	**Map 094-05, Parcel 044**
909 South 13th Street		
Nashville, TN 37206		

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,

Jerry B. Nail, married, and Joseph P. Nick, unmarried

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

Makeya C. Miller, unmarried

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. 111 on a Revision of a part of Section One, Revised, Shelby Heights, of record in Plat Book 2854, page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph P. Nick and Jerry B. Nail, by Deed from BNB Partners, a Tennessee general partnership, of record in Instrument No. 20010706-0072130, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Joseph P. Nick, pursuant to a Power of Attorney executed by same on the 29th day of November, 2003 of record in Instrument No. 20031209-0176368, Register's Office for &*v28& County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2810, Page 475, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The property conveyed herein is not the place of residence of the Grantors or spouse.

This is Improved (_X_) Unimproved (____) property, known as: **909 South 13th Street, Nashville, TN 37206**

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/our hand(s) this **16th** day of **March, 2006.**

Joseph P. Nick

Joseph P. Nick

By: Jerry B. Nail, Atty. in fact

Jerry B. Nail, Attorney-in-Fact

Jerry B. Nail

Jerry B. Nail

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 **Jerry B. Nail,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **March, 2006.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Jerry B. Nail, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Joseph P. Nick, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Joseph P. Nick, for the purpose therein contained, by signing the name of Joseph P. Nick by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2006.

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08