WARRANTY DEED

G-KW-06-0832

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,870.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 11 May 09
(AFFIX SEAL)

E DWAYNE LANNOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Miller	New Owner (NAME)	
1148 Buckingham Circle		105-14 23.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(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 THOMAS HUMPHREYS AND WIFE, ANGELA HUMPHREYS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK S. MILLER, 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:

BEING A PART OF LOT NO. 72 ON THE WAVERLY LAND COMPANY'S PLAN OF LOTS CALLED WAVERLY PLACE, AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF GLENN AVENUE AT THE CORNER OF LOTS NOS. 72 AND 73; THENCE RUNNING NORTHWARDLY WITH THE LINE BETWEEN SAID TWO LOTS 200 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY, EASTWARDLY 10 FEET; THENCE SOUTHWARDLY TO A POINT IN THE NORTHERLY MARGIN OF GLENN AVENUE 50 FEET EAST OF THE CORNER OF SAID LOTS NOS. 72 AND 73; THENCE WESTWARDLY 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS HUMPHREYS BY WARRANTY DEED FROM J & B PROPERTIES, A PARTNERSHIP COMPOSED OF WILLIAM R. HOSTETTLER AND JOHN J. MADDEN, RECORDED ON THE 28TH DAY OF JANUARY, 1987 IN DEED BOOK 7119, PAGE 520, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 57, Page 95, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 832 Glen 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 28th day of April, 2006.

Thomas Humphreys

ngela Humphreys

Davidson County DEEDWARR
Recvd: 05/02/06 15:51 2 pgs
Fees:13.00 Taxes:491.62

20060502-0050719

STATE OF Tennessee
COUNTY OF Davidson

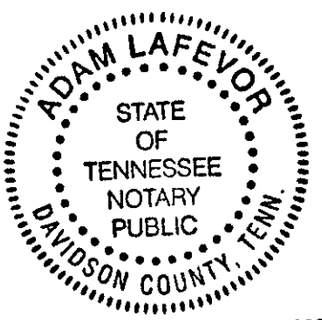
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Humphreys and Angela Humphreys, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 28th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903