STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES 3/20/10
File No. G6-0709D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/05/06 12:43 3 pgs
Fees:18.00 Taxes:455.10
20060605-0066050

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas G. Miller and Heather A. Miller, husband and wife (NAME)	First Horizon Home Loan Corporation d/b/ a First Tennessee Home Loans (NAME)	25-3-27
463 Moncrief Avenue (STREET ADDRESS	1555 West Walnut Hill Lane, STE 200 (STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rosalyn Y. Sprinkles, Executrix for The Estate of Walter R. Heath**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas G. Miller and Heather A. Miller, husband and wife** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 463 Moncrief Avenue, Goodlettsville, TN 37072.

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. Whenever 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 23rd day of May, 2006.

Rosalyn Y. Sprinkles Executrix
Rosalyn Y. Sprinkles, Executrix for The Estate of Walter R. Heath

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 Rosalyn Y. Sprinkles, Executrix for The Estate of Walter R. Heath, the bargainor(s), with whom Iampersonally 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 23rd day of May, 2006.

My Commission Expires: 3/20/10

MICHAEL T. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rosalyn Y. Sprinkles, Executrix for The Estate of Walter R. Heath, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of May, 2006.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of May, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 56 on the Revised Map of Moncrief's Subdivision, being the northerly part of the Allen Mathis land of Goodlettsville, not of record, described according to a survey made by Z.J. Wilkinson Surveyor, May 25, 1938, as follows:

Beginning on the northwesterly margin of Moncrief Avenue, at the S.E. corner of the property conveyed to Robert H. Cude and wife, by deed from W.C. Moncrief and Company, of record in Book 1116, Page 333, Register's Office for said County, being the corner of Lots Nos 55 and 56; thence with the line between said two lots northwestwardly 275 feet to the Northeast corner of the property conveyed to Ray Modlin by Deed from Coen L. Polding and wife, of record in Book 2046, page 232, said Register's Office; thence with Medlins' easterly line southwestwardly 325 feet to the northerly margin of Moncrief Avenue; thence with the same eastwardly and northeastwardly to the beginning, containing 1.7 acres, more or less.

Being the same property conveyed to Walter R. Heath and Irene Heath, husband and wife , by Deed from Coen L. Bolding and wife, Ruth Key Bolding, dated October 16, 1954, of Record in Book 2301, Page 627, Register's Office for Davidson County, Tennessee.
Irene Heath having since died, vesting sole ownership in Walter R. Heath as surviving tenant by the entirety.
The said Walter R. Heath having since died