BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Kathy Snider
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2006.

Christine K. Lind
Notary Public

CHRISTINE K. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
Exp. 8/9/09

My Commission Expires: 8.9.09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/05/06 15:49 2 pgs
Fees:13.00 Taxes:695.60
20060705-0080431

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ben Miller and wife, Beth Miller

4813 Danby Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

147-05-0-043.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Son T. Nguyen and Hung T. Tran, husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Beth Robinson Miller and husband, William Bennett Miller, hereinafter referred to as 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, TN, being Lot No. 229 on the Plan of Revised Caldwell Hall, Section I, of record in Book 2900, Page 57, 58 & 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Son T. Nguyen and Hung T. Tran, husband and wife, by Warranty Deed from Tri-Con Lightweight Floors, Inc., of record in Book 11458, Page 703, Register's Office for Davidson County, Tennessee, dated April 28, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2900, Page 57, 58, & 59, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2997 Page 93, Book 2929, Page 117, Register's Office of said County.

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Restrictive Covenants of record in Deed Book 2997 Page 93, Book 2929, Page 117, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4813 Danby Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of June, 2006.

Son T. Nguyen

Hung T. Tran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Son T. Nguyen and Hung T. Tran, 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 29th day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

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