WARRANTY DEED

G-KW-06-1014

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me this 10th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 8, 2010

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)	
1014 South Douglas Avenue		105-13-147.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 SALLY A. STANLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK S. MILLER, MARRIED, 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 THE EASTERLY 46 FEET OF THE WEST 100 FEET OF LOT NO. 22 ON THE MAP OF MCALISTER'S PROPERTY, AS OF RECORD IN BOOK 421, PAGE 10.

SAID PART OF SAID LOT FRONTS 46 FEET ON THE NORTHERLY MARGIN OF DOUGLAS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY IN THE REAR MEASURING 46 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ALONZO STANLEY, JR. AND WIFE, SALLY A. STANLEY BY WARRANTY DEED FROM MARY ANN SCALES AND ROBERT HARRISON SCALES, JR., ALSO KNOWN AS ROBERT H. SCALES, JR., AND ALSO KNOWN AS ROBERT HARRISON SCALES, FORMERLY WIFE AND HUSBAND, RECORDED ON THE 3RD DAY OF FEBRUARY, 1970 IN DEED BOOK 4395, PAGE 610, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Alonzo Stanley, Jr., having since passed, leaving Sally A. Stanley as the surviving tenant by the entirety.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 421, Page 10; and Book 4230, Page 519; 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 1014 South Douglas 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 10th day of July, 2006.

Sally A. Stanley

Davidson County DEEDWARR
Recvd: 07/12/06 12:32 2 pgs
Fees:13.00 Taxes:610.50

20060712-0083833

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sally A. Stanley, 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 10th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

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