Davidson County DEEDWARR
Recvd: 07/19/06 12:33 3 pgs
Fees:18.00 Taxes:616.05
20060719-0087091

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of July, 2006.

Notary Public

My Commission Expires: 1/26/2008

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
William E. Cupples and Sherri L. Cupples, husband and wife,

614 St. Jules Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

173-09-0-A-100-CO

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, Michael E. Miller and wife, Anna Miller hereinafter referred to as Grantors, hereby transfers and conveys to William E. Cupples and Sherri L. Cupples, husband and wife, , 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:

BEING Lot No. 109 on the Plan of Lenox Village, Revision One, Section Two, a Planned Unit Development, of record in Instrument No. 20020731-0091872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael E. Miller, and Wife, Anna Miller by Warranty Deed from Signature Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20031231-0184885, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 20020731-0091872 , Register's Office of said County.

Subject to Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825, Register's Office of Davidson County, Tennessee.

Declarations of Charter, Easements, Covenants, Restrictions and By-Laws for Lenox Village of record in Instrument No. 20020315-0032826, 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 614 St. Jules Lane, 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 14TH Day of July, 2006.

Michael E. Miller by Anna Miller atty in fact
Michael E. Miller

Anna Miller by Anna Miller atty in fact
Anna Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Susan Kelton, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Michael E. Miller and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2006.

My Commission Expires:. 10/10/09

, Notary Public.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Susan Kelton, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Anna Miller and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2006.

My Commission Expires:. 10/10/09

, Notary Public.

260700483