RETURN TO:
rst National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14787

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#3386-2

The actual consideration or value, whichever is greater, for this transfer is ~~$149,000.00~~.

Affiant

Subscribed and sworn to before me this the 15th day of August, 2006.

Notary Public

My commission expires: 9-16-07

(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 08/17/06 11:07 2 pgs
Fees:13.00 Taxes:551.30
20060817-0101528

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JEFFREY A. TINKER	SunTrust Mortgage, Inc.	**Map 053-06-0-A Parcel 014.00co**
1943 Waterford Drive	PO Box 26149	
Old Hickory, TN 37138	Richmond, VA 23260-6149	

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 HEREBY ACKNOWLEDGED, WE,

PETER E. MILLER, JR., and wife, DONNA F. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY A. TINKER, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot No. 14 on the Plan of Waterford, Phase 3, a Planned Unit Development, as of record in Book 7900, Page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Donna F. Cothran, an unmarried person, by Warranty Deed dated November 4, 1994, from W. L. Bainbridge, Inc., a Tennessee corporation, of record in Book 9514, Page 268, Register's Office for Davidson County, Tennessee. The said Donna F. Cothran having since married. And further conveyed to Peter E. Miller, Jr., and wife, Donna F. Miller, by Quitclaim Deed dated January 6, 2005, from Donna F. Cothran, of record in Instrument No. 20050112-0004358, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8694, Page 216, and restated in Book 8699, Page 462, and made applicable to Phase 3 in Book 9309, Page 847, and further amended in Book 9530, Page 185, said Register's Office; By-Laws of record in Book 8715, Page 583, said Register's Office; Declaration of Restrictions of record in Book 7463, Page 294, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Peter E. Miller, Jr., and wife, Donna F. Miller, pursuant to a Power of Attorney executed by them on the 14th day of August, 2006, of record in Instrument No. 20060817:0101527, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **1943 Waterford Drive, Old Hickory, TN 37138**.

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. 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 **15th** day of **August, 2006.**

Peter E. Miller, Jr.
PETER E. MILLER, JR.

By Jennifer Johnson, Atty in Fact
Jennifer Johnson, Attorney-In-Fact

Donna F. Miller
DONNA F. MILLER

By Jennifer Johnson, Atty in Fact
Jennifer Johnson, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **JENNIFER JOHNSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **PETER E. MILLER, JR., and wife, DONNA F. MILLER,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **PETER E. MILLER, JR., and wife, DONNA F. MILLER,** for the purpose therein contained, by signing the name of **PETER E. MILLER, JR., and wife, DONNA F. MILLER,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2006.**

Katherine Goodson
Notary Public

My Commission Expires: 5/30/07

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE