WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 14:02 2 pgs
Fees:13.00 Taxes:231.25

20060901-0108474

ET-06-0467

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 03-16-07

(AFFIX SEAL)

BEVERLY J. HEATHLY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Linda A. Miller	Linda A. Miller	
815 Creekwood Court	(NAME) 815 Creekwood Court	75-12-38
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(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[LISA A. STRANE, F/K/A LISA A. JOHNSTON,A MARRIED WOMAN,]hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA ALICE MILLER, A MARRIED WOMAN, AS SOLE AND SEPERATE PROPERTY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45-B OF THE ZONE LOT DIVISION OF LOTS NOS. 41, 45, 46 AND 73 OF MEADOWS OF TULIP GROVE, SECTION ONE, AS OF RECORD IN PLAT BOOK 6250, PAGE 554, AMENDING PLAT BOOK 5200, PAGE 612, 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 LISA A. JOHNSTON, A SINGLE PERSON BY DEED FROM TERRI J. SAYLE KENT AND WIFE, MARSHALL C. KENT, III, RECORDED ON THE 11TH DAY OF OCTOBER, 1994 IN DEED BOOK 9489, PAGE 524, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Robert M. Strane, spouse of Lisa A. Strane F/K/A Lisa A. Johnston, joins in this conveyance to relinquish any rights he may have in and to said property.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF LOTS NOS. 41, 45, 46 AND 73 OF MEADOWS OF TULIP GROVE, SECTION ONE, as recorded in Plat Book 5200, Page(s) 612, as amended in Plat Book 6250, Page 554 and Plat Book 6231, Page 154.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6291, Page 899.

Subject to any existing restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as 715 Mercer Drive, Hermitage, Tennessee 37076
(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 29th day of August, 2006.

Lisa A. Strane

Robert M. Strane

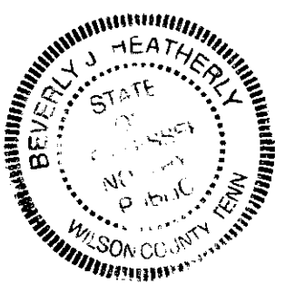
STATE OF Tennessee

COUNTY OF Davidson

On this the 15th day of August, 2006, before me personally appeared Lisa A. Strane and husband, Robert M. Strane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2006.

Notary Public



My Commission Expires: 09-16-09

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520