Davidson County DEEDWARR
Recvd: 09/07/06 11:22 2 pgs
Fees:13.00 Taxes:865.80
20060907-0110701

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Mark S. Miller

3420 Springbrook Drive
Nashville, TN 37204

SEND TAX BILL:

New Owner
1148 Buckingham Circle
Franklin, TN 37064

MORTGAGEE:

N/A

MAP AND PARCEL:
MAP 118-10
PARCEL 136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kimberly P. Newsom**, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Mark S. Miller**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Map of Part of the O.F. Noel Estate Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kimberly P. Newsom by deed from Steven P. Saxton and wife, Heather H. Saxton, of record in Instrument No. 20010220-0015495, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3420 Springbrook Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness her hand this 1st day of September, 2006.

Kimberly P. Newsom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Kimberly P. Newsom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1st day of September, 2006.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $234,000.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.