Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/26/06 08:42 1 pgs
Fees:13.00 Taxes:994.93
20060926-0118807

WARRANTY DEED

Preparer's File #-06H0462

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2006.

(Affix Seal) Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Miller, unmarried	Churchill Mortgage Corporation	155-16-A-24CO
5557 Traceside Drive	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37221	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RONALD G. HOLDAWAY AND WIFE, KAREN HOLDAWAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW MILLER, UNMARRIED, 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:

Tax/Map ID: 155-16-A-24CO

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Resubdivision of Traceside, Section One, as of record in Plat Book 7900, page 946, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald G. Holdaway and wife, Karen Holdaway by Warranty Deed from Dan E. Harrell and wife, Kathleen G. Harrell of record in Instrument Number 20021008-0122994, filed on 10-08-02, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **5557 Traceside Drive, Nashville, Tennessee 37221**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **22nd** day of **September, 2006**:

Ronald D. Holdaway
Ronald Holdaway

Karen Holdaway
Karen Holdaway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD G. HOLDAWAY AND WIFE, KAREN HOLDAWAY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 22nd day of September, 2006.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.