FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Troy Fakes	Countrywide Home Loans, Inc.	Map 150
2809 Rural Hill Cir	2021 N. Gallatin Rd.; Suite 280	Group 1
Nashville, TN 37217	Madison, TN 37115	Parcel 149

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

David A. Miller and wife, Nancy Miller

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Troy Fakes, an unmarried man

hereinafter called the GRANTEES, their 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. 113 on the Plan of Section Eight, Edge-O-Lake Estates, as of record in Book 3700, Page 101, said Register's Office.

Said Lot No. 113 fronts 69.57 feet on the southerly margin of Rural Hill Circle and extends back 158.17 feet on the easterly line and 153.13 feet on the westerly line to a dead line on which it measures 116.95 feet.

Being the same property conveyed to David A. Miller and wife, Nancy Miller by deed from David E. Wilburn and wife, Lana Beth S. Wilburn, of record in Book 4808, Page 221, dated April 19, 1974, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4076, Page 565, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 101, said Register's Office; (3) Drainage Easement of record in Book 8973, Page 244, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2809 Rural Hill Cir, Nashville, TN 37217

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 our hands this 29th day of September, 2006.

David A. Miller

Nancy Miller

Davidson County DEEDWARR
Recvd: 10/05/06 11:03 2 pgs
Fees:13.00 Taxes:516.34

20061005-0123797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Miller and wife, Nancy Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2006.

My Commission Expires: 3/3/07

Notary Public

