WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/06 14:01 2 pgs
Fees:13.00 Taxes:1831.50

20061011-0126463

B-WF-06-0408

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Miller	Wells Fargo Bank, N.A.	
408 Van Buren St (ADDRESS)	(NAME) P.O. Box 5137	82-9-J-408.00 CO
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(ADDRESS) Des Moines, IA 50306-5137 (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 NEW URBAN CONSTRUCTION, LLC, A TENNESEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES R. MILLER AND WIFE, DIANA M. MILLER, 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 Unit No. 408 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248 and further amended in Instrument No. 20060516-0057286, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

(Being part of the same property conveyed to Anthony L. Werthan by deed from Werthan Packaging, Inc., a Tennessee Corporation of record in Instrument No. 200210300133228 on 10/30/2002 and filed for record on 10/30/2002 , Register's Office for said County. Being part of the same property conveyed to New Urban Construction, LLC, a Tennessee limited liability company by Warranty Deed from Anthony L. Werthan of record in Instrument No. 200504070038334 on 04/06/2005 and filed for record on 04/07/2005 , Register's Office for said County.

unimproved ( )

This is improved (X) property, known as 408 Van Buren Street, Nashville, Tennessee 37208
(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 5th day of October, 2006.

New Urban Construction, LLC

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 5th day of October, 2006, before me personally appeared Anthony Wetherington, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of New Urban Construction, LLC, a Tennesee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of October, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903