PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: db Title No: 48285

Davidson County DEEDWARR
Recvd: 10/23/06 14:13 2 pgs
Fees:13.00 Taxes:697.45
20061023-0131221

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cindy L. Miller 854-A Kirkwood Avenue Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 118010B006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Henry Rezba, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cindy L. Miller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3B on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Document No. 20051004-0119321 amended in Document No. 20051014-0124168 Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Judy F. Rezba and Steven H. Rezba by deed from Sylvan Property Group, L.L.C. of record in Document No. 20040901-0106100, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Document No. 20050907-0107796 Register's Office for Davidson County, Tennessee, Judy Ferguson Rezba conveyed her interest in subject property to Steven Henry Rezba.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan of record in Exhibit "B" of record in Document No. 20051004-0119321 and amended in Document No. 20051014-0124168 shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20050923-0114370, Document No. 20051004-0119321 and Document No. 20051014-0124168, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 854-A Kirkwood, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of October, 2006.

Steven Henry Rezba

State of TENNESSEE

County of WILLIAMSON

On this 20th day of October, 2006, before me the undersigned authority, personally appeared **Steven Henry Rezba**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/23/2010

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $188,500.00.

Affiant

Sworn and subscribed before me this 20th day of October, 2006.

My Commission Expires:

Notary Public

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007