Davidson County DEEDWARR
Recvd: 11/02/06 16:14 2 pgs
Fees:13.00 Taxes:2173.75
20061102-0136555

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $587,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2006.

Notary Public

My Commission Expires: 3/21/09

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Clayton W. Hart and wife, Karly W. Hart 4400 Warner Place Nashville, TN 37205	Same	130-11-0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY B. MILES AND SPOUSE, JOHN HENRY MILES**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CLAYTON W. HART AND WIFE, KARLY W. HART**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being known as 4400 Warner Place, Nashville, Tennessee, and being Lot No. 56 on the revised plat of the New Golf Club Subdivision as of record in Book 421, page 185, Register's Office for said County. Said Lot No. 56 fronts 131 feet 4 inches on the westerly side of Highland Avenue and runs back 250 feet on the northerly line and 263 feet 2 inches on the southerly line, with the northerly margin of Warner Place, to a dead line, measuring 44 feet 7 inches thereon.

Being the same property conveyed to John Henry Miles and wife, Nancy Miles, by deed from Lloyd U. Noland, III and wife, Helen J. Noland, of record in Book 5171, page 435, Register's Office for Davidson County, Tennessee. John H. Miles having since quitclaimed all of his right, title and interest in and to the subject property to Nancy B. Miles by deed of record in Book 11003, page 849, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

John Henry Miles, spouse of Nancy B. Miles, joins in this instrument to convey, and does hereby convey any interest which he may have in the subject property by virtue of his marriage to Nancy B. Miles.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 421, page 185, Register's Office for Davidson County, Tennessee.

This is improved property known as 4400 Warner Place, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of October, 2006.

Nancy B. Miles

John Henry Miles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY B. MILES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN HENRY MILES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007