THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 25975B

MAP/GROUP/PARCEL: 084-11-0/168.00

Davidson County DEEDWARR
Recvd: 11/14/06 08:08 2 pg
Fees:13.00 Taxes:491.73
20061114-0140839

NEW OWNER'S NAME AND ADDRESS:
AUDREY D. MILLER
1036 SASSAFRAS LANE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

CHARLES T. PENDYGRAFT, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, **AUDREY D. MILLER, AN UNMARRIED WOMAN,** her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215 ON THE PLAN OF MAPLECREST SUBDIVISION OF RECORD IN BOOK 1835, PAGE 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property known as 2310 MODENA DRIVE, NASHVILLE, TN 37214.

BEING the same property conveyed to Charles T. Pendygraft and wife, Glennis E. Pendygraft herein by deed of record in Instrument #20030822-0121996, Register's Office for Davidson County, Tennessee. Glennis E. Pendygraft is now deceased and at the time of her death was married to Charles T. Pendygraft.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CHARLES T. PENDYGRAFT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **CHARLES T. PENDYGRAFT, AN UNMARRIED MAN**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 30th day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $132,900.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE