THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/20/06 14:00 2 pg
Fees:13.00 Taxes:595.70

20061120-0143814

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Barber	E-Loan, Inc.	MAP 041-00-0
4136 Brick Church Pike	6230 Stoneridge Mall Road	PARCEL 032
Whites Creek, TN 37189	Pleasanton, CA 94588	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joyce P. Miles**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Barber and wife, Estera Barber**

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 the 10th, formerly the 22nd , Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book Q, Page 470, County Court for said County, and described according to a survey made September 11, 1954, by J. E. Maddux, Surveyor.

Beginning at a point in the southwesterly margin of Brick Church Pike on the line between Lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 6823 feet to a point; thence north 1-112 degrees east 447.2 fret to a point; thence south 69 degrees cast 142 feet; thence north 38 degrees east 386.1 fret to the southwesterly margin of Brick Church Pine; thence along the said margin of Brick Church Pare south 52 degrees east 402.3 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED therefrom is a portion of the premises conveyed to James E. Speight, Jr., and wife, Brenda S. Speight, of record in Book 4236, Page 332, Register's Office for Davidson County, Tennessee, as corrected by deeds of correction, of record in Book 4351, Page 99 and Book 4545, Page 868, said Register's Office, said portion being described as follows:

Land in the 10th, formerly the 22"', Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book "Q", Page 470, County Court for said County, and described partly according to a survey made September 11, 1954, by J. E. Maddux, Surveyor, as follows:

Beginning at a point in the southwesterly margin of Brick Church Pile on the line between lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 370 feet along the fence bounding the J. A. Bozeman, Jr. land to an iron pin in the fence line; thence north 23 degrees 00' east 6023 feet along a line bounding the James E. Speight property to an iron pin on the southerly right-of-way line of Brick Church Piike; thence along the southerly right-of-way line and with a curvature to Brick Church Pile in an easterly direction 140 feet to an iron pin, the point of beginning.

This conveyance is made subject to an easement for right-of-way covering 30 feet on each side of the center line of Brick Church Pike, of record in Book 1853, Page 198, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James W. Miles, and wife, Joyce P. Miles, by deed from James E. Speight, and wife, Evelyn P. Speight, of record in Book 5173, Page 179, Register's Office for Davidson County, Tennessee. The said James W, Miles having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4136 Brick Church Pike, Whites Creek, TN 37189.**

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 my hand( ) this the 17th day of November, 2006.

Joyce P. Miles

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 **Joyce P. Miles** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2006.

My Commission expires 1-26-08

JAMES A. [illegible] NOTARY PUBLIC AT [illegible] COUNTY, TENN.

Notary Public