PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Return to:
JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0859

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of November, 2006, by and between RICHARD G. SPURLOCK, UNMARRIED, hereinafter called Grantor, and DALE HEMMERLY MILLER and HARRY G. HEMMERLY, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RICHARD G. SPURLOCK, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto DALE HEMMERLY MILLER and HARRY G. MILLER, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 901 VANTREASE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Richard G. Spurlock
RICHARD G. SPURLOCK
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 11/27/06 13:03 3 pgs
Fees:18.00 Taxes:414.40

20061127-0145945

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RICHARD G. SPURLOCK, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, **this** 2nd **day of November, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

DALE HEMMERLY MILLER and HARRY G. MILLER
P.O. BOX 330915
NASHVILLE, TN 37203

Property Address:

901 VANTREASE DRIVE, MADISON, TN 37115
Person Responsible for Taxes:

new owner

Map & Parcel #: MAP 51-3, PARCEL 146

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$112000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Darren E. Raney
Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of **November, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-378J

EXHIBIT 'A'

Land in Davidson County, Tennessee, and being Lot No. 64 on the Plan of Stratton Heights, as shown of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to RICHARD G. SPURLOCK, UNMARRIED, by Executor's Deed from Richard G. Spurlock, Executor under the Last Will and Testament of Doris J. Spurlock, deceased, of record in Instrument Number 20021011-0125488, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 51-3, PARCEL 146).
2. All matters as set forth on the Plan of record in Plat Book 1835, Page 13, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.