Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael E. Baird, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey T. Miller and wife, Tricia 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. 253 on the Plan of P.U.D. Plan, Jackson's Retreat, Phase 5-B, of record in Book 6250, page 905, Register's Office for Davidson County, Tennessee.

Said Lot No. 253 fronts 43.28 feet on the westerly margin of Robards Way and extends back 274.35 feet on the northerly line and 115.00 feet on the southeasterly line to a diagonal line in the rear measuring 234.23 feet thereon.

Being the same property conveyed to Michael E. Baird, by Quitclaim Deed from Teresa B. Baird n/k/a Teresa Baird-Serena, dated November 30, 1998, of record in Book 11250, page 680, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Michael E. Baird and wife, Teresa B. Baird by deed from Susan Lynn Ward Havlovic and husband, Stephen Havlovic , dated July 19, 1988 of record in Book 7611, page 950, Register's Office for Davidson County, Tennessee.

Lucia A. Baird joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1604 Robards Way, Hermitage TN, 37076.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 15th day of November, 2006

X _____
Michael E. Baird

_____
Lucia A. Baird

Davidson County DEEDWARR
Recvd: 12/11/06 10:42 2 pgs
Fees:13.00 Taxes:514.30
20061211-0152435

State of Tennessee)
County of Davidson)

On this 15th day of November, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael E. Baird and Lucia A. Baird, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution to be free act and deed.

Notary Public

My Commission Expires: 5-24-2008

SANDY WILLEE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of November, 2006.

Notary Public

My Commission Expires: 8-16-08

CARRIE CAROLYN CALHOUN
Notary At Large
RUTHERFORD COUNTY, TN

NEW OWNER:
Jeffrey T. Miller
1604 Robards Way
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
086 07 0 185.00