WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/07 11:11 3 pgs
Fees:18.00 Taxes:440.30
20070105-0002205

JACK CASE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 28, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Myers	SUNTRUST MORTGAGE, INC.	MAP 41-7
(NAME)	(NAME)	
1315 Bell Grimes Lane	1001 SEMMES AVENUE	PARCEL 55
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	RICHMOND, VA 23224	
(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, Juanita Williamson and Robert Miller, as Devisees under the Will of Lisa Darlene Miller and Juanita Williamson as Personal Representative of said Estate HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Myers and wife, Phyllis Myers

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 Davidson County, Tennessee, being Lot No. 488 on the Plan of Bellshire Estates, Section B, of record in Book 2331, Page 128, Register's Office for Davidson County.

BEGINNING at a point in the south margin of Bell Grimes Lane, at the corner of Lots 487 and 488, thence with the line between said lots, southerly 250 feet to a corner of Lot 486, thence with the line between lots 486 and 488, southeasterly 129.7 feet to the line of Lot 461; thence along line of said lot and Lot 463 northeasterly 180 feet to a corner of Lot 464; thence with line between Lots 464 and 488, northeasterly 131 feet to a corner of Lot 466; thence with line between 466 and 488, northerly 93.7 feet to the south margin of Bell Grimes Lane; thence with the margin of the same, westerly 254.6 feet to the beginning.

Being the same property conveyed by Warranty Deed to Lisa Darlene Miller from James Floyd Reed and wife Connie Reed of record in Deed Book 10602, Page 227, in the Register's Office for Davidson County, Tennessee. The said Lisa Darlene Miller having since died testate on August 19, 2006 devising her Estate to her parents, Robert Miller and Juanita Williamson. Said Last Will and Testament is filed in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 061450.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT TO the Plan of Bellshire Estates, Section B, of record in Book 2331, Page 128, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein; further subjec to Agreement for Dedication of

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unimproved ( )
This is improved (X) property, known as 1315 Bell Grimes Lane, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 22nd day of December, 2006

Juanita Williamson Robert Miller Juanita Williamson

Juanita Williamson, Devisee under of Will of Lisa Darlene Miller and Personal Representative of said Estate

Robert Miller

Robert Miller, Devisee under the Will of Lisa Darlene Miller

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 Juanita Williamson and Robert Miller

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 22nd day of December, 2006.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Juanita Williamson and ~~[illegible]~~, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Personal Representative and ~~[illegible]~~ respectively of the Estate of Darlene Miller the within named bargainor, and corporation, and that ~~[illegible]~~ as such ~~[illegible]~~ and ~~[illegible]~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ estate by the said Juanita Williamson as such Personal Representative, and attesting the same by the said Juanita Williamson as such Personal Representative.

Witness my hand and official seal at office at Madison, TN on this the 22nd day of December, 2006.

My commission expires 3-20-2010

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Easement for Sanitary Sewers, Storm Drainage, Water mains and appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6226, Pages 335 in the Register's Office for Davidson County, Tennessee.