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

Our File Number: 26690R

MAP/GROUP/PARCEL: 071-10-0-191.00

NEW OWNER'S NAME AND ADDRESS:
DALE HEMMERLY MILLER & SUSAN R. MILLER
1124 French Towns Road
Franklin TN 37067

SEND TAX BILLS TO:
New Owner.

Davidson County DEEDWARR
Recvd: 01/23/07 08:35 2 pg
Fees:13.00 Taxes:183.15
20070123-0008989

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JAMES S. SWEENEY SR.**, hereinafter called Grantor, does hereby transfer and convey unto, **DALE HEMMERLY MILLER and SUSAN R. MILLER, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, Part of Lot No. 70 (now known as Lot 70B), on the plan of J.B. Haynie's Cumberland Heights Subdivision, as shown on plat of record in Plat Book 57, page 170, as amended in Plat recorded in Plat Book 6200, Page 479, entitled "Lot Zone Division Lots Nos. 69 and 70, J. B. Haynie's Cumberland Heights" in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 1302 B ALINE AVENUE , Nashville, TN 37207.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20050202-0012412, Register's Office for Davidson County, Tennessee. Said Rita Sweeney now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees 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 Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JAMES S. SWEENEY SR.**, with whom I am personally acquainted, and who acknowledged that he/she 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 18 day of January, 2007.

Julie A. Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES NOV 22 2010

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $49,500.00.

AFFIANT

Sworn to and subscribed before me, this the 18 day of January, 2007.

Julie A. Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES NOV 22 2010

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER