Return to:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Randy L. Snow executes this Warranty Deed on behalf of the grantors as their lawful Attorney in Fact pursuant to a Power of Attorney executed by James Leo Snow being recorded simultaneously herewith and a Power of Attorney executed by Elois White Snow being recorded simultaneously herewith. James Leo Snow and J. Leo Snow are one and the same person. Elois White Snow and Elois Snow are one and the same person.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $482,000.00.

Affiant Randy L. Snow

Subscribed and sworn to before me, this the 20th day of February, 2007.

My commission expires: 1/26/08

Jeffrey C. Horn
Notary Public

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN 26, 2008

Warranty Deed

THIS INSTRUMENT PREPARED BY:

Jeffrey C. Horn, Attorney at Law

21 Vaughns Gap Road, #59

Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 02/21/07 09:11 2 pgs
Fees:13.00 Taxes:1783.40
20070221-0021286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffery S. Miller and wife, Julie E. Miller **5854 Fredricksburg Drive** **Nashville, Tennessee 37215**	SAME AS OWNER	**145-6-24**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

J. Leo Snow and wife, Elois Snow

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Jeffery S. Miller and wife, Julie E. Miller

HEREINAFTER CALLED THE GRANTEE(S), 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. 17 on the Plan of Laurel Ridge, Section 2, as of record in Book 3600, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Fredericksburg Drive at the corner of Lots 16 and 17; thence with the line between said two lots south 8° 23' west 164.0 feet to the corner of Lots 16, 17, and 18; thence with the line between Lot Nos. 17 and 18, south 16° 07' west 224.8 feet to the northerly margin of Fredericksburg Drive; thence with the same easterly 139.6 feet to a monument; thence around a slight curve, which has a radius of 525.00 feet in a northeasterly direction 239.5 feet to a monument; thence around a curve which has a radius of 81.50 feet in a northeasterly direction 254.8 feet to a monument in the southerly margin of Fredericksburg Drive; thence with the margin of said Drive north 79° 06' west 215.9 feet to a monument; thence with said Drive around a slight curve which has the radius of 420.50 feet in a northwesterly direction 263.7 feet to the point of beginning.

Being all of the same property conveyed to J. Leo Snow and wife, Elois Snow by Warranty Deed from James H. Haley, Jr., unmarried, of record in Book 4219, Page 414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the current year and subsequent years; all matters on the plan of record in Book 3600, Page 8, Register's Office for Davidson County, Tennessee; a public utilities easement; a six inch water main; pumping station easement; anchor easements; overhang easement; conditions of owners certificate; and all applicable building setback lines and zoning matters.

This is { (x) Improved ( ) Unimproved } property known as 5854 Fredricksburg Drive (also known as Fredericksburg in legal description and prior Deed), Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee(s) and their respective heirs, successors, administrators, and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor(s) do covenant to and with said Grantee(s), his or her heirs, successors, administrators, and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantee(s) in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that they will, and their heirs, successors, administrators, and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee(s), his or her heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever. Whenever 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 hands this 20 day of February, 2007.

J. Leo Snow by
Randy L. Snow, Attorney-in-Fact
J. Leo Snow
By: Randy L. Snow, his Attorney in Fact

Elois Snow by
Randy L. Snow, Attorney-in-Fact
Elois Snow
By: Randy L. Snow, her Attorney in Fact

ACKNOWLEDGMENT

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 Randy L. Snow, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument in behalf of J. Leo Snow and Elois Snow and acknowledged that he executed the same as the free act and deed of the said J. Leo Snow and Elois Snow.

Witness my hand and official seal at office on this the 20 day of February, 2007.

Jeffrey C. Horn
Notary Public
Commission Expires: 1/26/08

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 26 2008