Davidson County DEEDWARR
Recvd: 02/23/07 12:31 2 pgs
Fees:13.00 Taxes:678.95

20070223-0022841

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $183,500.00

Deanna Stylus
Affiant

Subscribed and sworn to before me, this 22rd day of February, 2007.

Notary Public
My commission expires: 1-26-11

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
CANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

02-0701-45297

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Dane Carder	FRANKLIN AMERICAN	161-06-0 031.00
621 Woodett Road	501 CORPORATE DR #400	
Nashville TN 37211	FRANKLIN, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric J. Miller and wife, Sallie B. Miller**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Dane Carder and wife, Danielle Carder**, hereinafter called the Grantees, their successors 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. 92, on the Plan of Section Three, McMurray Woods (erroneously referenced in prior deed as McMurry Woods), of record in Book 3300, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Holzapfel and wife, Danielle Holzapfel by deed from Brian A. Campbell and wife, Kristy L. Campbell, dated June 23, 2000, recorded July 18, 2000, of record in Instrument No. 20000718-0070956, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eric J. Miller and wife, Sallie B. Miller by deed from Jeffrey Holzapfel and wife, Danielle Holzapfel, dated May 26, 2005, recorded June 3, 2005, of record in Instrument No. 20050603-0063113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 621 Woodett Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22rd day of February, 2007.

Eric J. Miller by Debbie Miller as
His Attorney in Fact

Sallie B. Miller by Debbie Miller as
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Debbie Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Eric J. Miller and Sallie B. Miller and that she is authorized by Eric J. Miller and Sallie B. Miller to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 22rd day of February, 2007.

State of Tennessee at Large

My Commission expires

11-22-2010

