Davidson County DEEDWARR
Recvd: 04/09/07 12:51 2 pgs
Fees:13.00 Taxes:516.58

20070409-0041751

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $139,813.00

Affiant

Subscribed and sworn to before me
This 30 day of March 2007

Notary exp: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

Address of new owners:
Phillip Miller
301 Neil Avenue
Nashville, TN 37206

Send tax bills to:
American Home Mtg.
4600 Regent Blvd. Ste 100
Irving, TX 75063-2250

Map & Parcel:
082-12-0-071.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Laura McIntyre, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Phillip R. Miller, unmarried,** hereinafter called the Grantee, 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 PART OF LOT NO. 192 ON THE PLAN OF NEIL S. BROWN'S ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 192 FRONTS 50 FEET ON THE EASTERLY SIDE OF NEIL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF SMILEY STREET 105 FEET TO A DEAD LINE, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LAURA MCINTYRE BY WARRANTY DEED FROM JAMES ROBERT, RECORDED ON THE 2ND DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061102-0136321, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religon, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (C).

Matters appearing on the plat recorded in Plat Book 57, Page(s) 50, including, but not limited to, any building setback lines and/or easements lying within the lot(s).

x The property is improved with an address of: **301 Neill Avenue Nashville, TN 37206**

OR The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 30 day of March, 2007.

Laura McIntyre

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 Laura McIntyre, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 30 day of March, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010