Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Send Tax Statements To:
PINNACLE NATIONAL BANK
211 COMMERCE STREET, SUITE 300
NASHVILLE, TN 37201

This Instrument Prepared By:
Tri-Star Title Co., LLC
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Jason G. & Sally Ann Miller
4800 WALES COURT
NASHVILLE, TN 37211

From Information Furnished By
The Parties

Map 147, Group 08, Parcel 75.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ASHLEY N. CRADER, unmarried,** has this day bargained and sold and does hereby transfer and convey unto **JASON G. MILLER and SALLY ANN MILLER, husband and wife,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Being Lot Number 11 on the Plan of Cathey Heights Subdivision, Section One, as of record in Book 2854, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Ashley N. Crader, by deed from EMC Mortgage Corporation, dated April 3, 2006, of record in Instrument Number 20060512-0055860, Register's Office for Davidson County, Tennessee.
>
> Said property is subject to restrictive covenants contained of record in Book 2905, page 203, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all restrictions, easements, etc. applying to the within described property and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as: **4800 Wales Court, Nashville, TN 37211**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JASON G. MILLER and SALLY ANN MILLER, husband and wife,** their heirs and assigns, forever.

The undersigned covenants with the said Grantees, that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes, which taxes have been prorated between the parties herein, and the grantor having paid her prorated share unto the grantees; the grantees assume and agree to pay the same when due.

The undersigned further covenants and binds herself, her heirs and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 04/10/07 15:02 2 pg
Fees:13.00 Taxes:481.00
20070410-0042812

WITNESS OUR HANDS, this the 30th **day of** March **, 2007.**

x Ashley N. Crader

ASHLEY N. CRADER

STATE OF TENNESSEE)

)

COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **ASHLEY N. CRADER, unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 30th day of March, 2007.

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 4-22-07

NOTARY PUBLIC
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karen B. Roley
AFFIANT

SWORN to and subscribed before me,
this the 30th day of March, 2007.

M L Hickernell
NOTARY PUBLIC
My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.