Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/13/07 08:53 2 pgs
Fees:13.00 Taxes:166.50
20070413-0044434

39-B
File #07-1093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Clifford Haskins and wife, Janice Haskins, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mark Miracle, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1, Plat of Duke Property - No. 3, of record in Instrument No. 20010108-0001976, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clifford Haskins and wife, Janice Haskins by deed from Lois Duke, unmarried dated 2/20/01 of record in Instrument No. 20010221-0016216, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2700 Morgan Road, Joelton TN, 37080.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of April, 2007

Clifford Haskins

Janice Haskins

State of Tennessee)
County of Davidson)

On this 11th day of April, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Clifford Haskins and Janice Haskins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 45,000.00.

X Mark Miracle
Affiant

Sworn and subscribed before me on this the 11th day of April, 2007.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

NEW OWNER:
Mark Miracle
~~2700 Morgan Road~~
~~Joelton, TN 37080~~
751 Airways Circle
Nashville, TN
37214

RESPONSIBLE FOR TAX PAYMENT:
~~Branch Banking & Trust Co.~~
~~2700 Harding Pike Suite 100~~
~~Nashville, TN 37215~~
SAME

TAX MAP-PARCEL #:
150-0-276