Davidson County DEEDWARR
Recvd: 04/20/07 13:45 2 pgs
Fees:13.00 Taxes:1198.43

20070420-0047476

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $323,900.00

Affiant

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

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
John R. Miles 618 Vosswood Drive Nashville, TN 37205	SunTrust Mortgage, Inc. 201 Fourth Avenue North/ 7th Floor Nashville, TN 37219	115-12-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROY A. MILES, JR. and wife, EVELYN UNDERWOOD MILES**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN R. MILES, an unmarried man**, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 226 on the Plan of West Meade Farms, Inc., Section "H", as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 226 is described as beginning at a point on the southerly margin of Gun Club Road, the common corner of Lots 225 and 226; thence with the line between said lots, southwardly 260.3 feet to the northerly line of Lot 223; thence with the line of said Lot 223, westwardly 197.3 feet to the easterly margin of Vosswood Drive; thence with the margin of said Drive, northwardly 181 feet to a concrete monument, and continuing with the same, northwardly 7.3 feet to a concrete monument at the beginning of a curve; thence along said curve, northeastwardly 41.7 feet to the southerly margin of Gun Club Road; thence with the margin of said Road, eastwardly 154.4 feet to the beginning.

Included in this conveyance is Grantor's right to a water tap.

Being the same property conveyed to Roy A. Miles, Jr. and wife, Carolyn Rust Miles, by deed from William A. Hills and wife, Evelyn S. Hills, of record in Book 2302, Page 111, Register's Office for Davidson County, Tennessee.

The said Carolyn Rust Miles having since died, the property vested in Roy A. Miles, Jr., taking fee simple title as surviving tenant by the entirety.

The said Roy A. Miles, Jr. having since married Evelyn Underwood Miles who joins in the execution of this deed for the purpose of waiving and conveying any and all marital and inheritance rights that she may have in the property conveyed.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) Taxes for 2007 and subsequent years; 2) The Plan of record in Plat Book 2133, Page 17, Register's Office for Davidson County, Tennessee, which plan shows minimum building setback lines and a 10 foot easement for public utilities.

This property is improved property known as 618 Vosswood Drive, Nashville, Tennessee 37205.

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, successors and assigns, forever. Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTORS do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors 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 20th day of April, 2007.

ROY A. MILES, JR.

EVELYN UNDERWOOD MILES

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 ROY A. MILES, JR. and EVELYN UNDERWOOD MILES, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of April, 2007.

LARRY R. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/25/2010