WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 162,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF APRIL, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-01932 TEH INC NM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Claire Miller	Same as new owner	83-14-324.00
1808 Boscobel Street		
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JANELLE ROBERTSON, AND HUSBAND, MARK ROBERTSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CLAIRE MILLER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1808 Boscobel Street, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 Our hand on the 16th day of April, 2007.

Janelle Robertson
Janelle Robertson

Mark Robertson by Janelle Robertson, attorney in fact
Mark Robertson
By: Janelle Robertson, Attorney in Fact

Davidson County DEEDWARR
Recvd: 04/23/07 13:13 2 pgs
Fees:13.00 Taxes:599.40

20070423-0047989

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Janelle Robertson, the bargainor(s), 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.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2007.
Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 16th day of April, 2007, before me personally appeared Janelle Robertson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Robertson and acknowledged that she executed the same as the free act and deed of said Mark Robertson.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of April, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

Record & Return To:
Bosch Title, LLC
1800 Galleria Blvd., Suite 1390
Franklin, Tennessee 37067

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57 ON THE PLAN OF EDGEFIELD LAND CO.'S FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 57 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF BOSCOBEL STREET, FORMERLY ROTHCHILD AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JANELLE ROBERTSON BY WARRANTY DEED FROM MONA P. BLACK, UNMARRIED, RECORDED ON THE 21ST DAY OF NOVEMBER, 2000 IN INSTRUMENT NO. 20001121-0115200, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Mark Robertson, husband of Janelle Robertson, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Janelle Robertson and Janelle S. Robertson are one and the same person.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Janelle Robertson and Mark Robertson pursuant to a power of attorney executed by the same, and being filed for in Instrument # _____, Register's Office for Davidson County, Tennessee.

*20070423-0079838