PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of June, 2007 by and between **John P. Miller, Jr. and Jennifer E. Miller**, hereinafter referred to as GRANTOR, and **Kathryn Vogel and husband, Christopher Vogel,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section One, Bradford Hills, of record in Book 7900, page 6, amended in Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This conveyance is subject to the following:
1) All matters appearing on the plan of Section One, Bradford Hills, of record in Book 7900, Page 6, amended in Book 7900, pages 110-112, Register's Office for said County.

2) Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8069, page 170, Register's Office for said County.

3) By-Laws of record in Book 8071, page 531, Register's Office for said County.

4) Homeowners Association Charter of record in Book 8071, page 520, Register's Office for said County.

5) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7690, page 260, Register's Office for said County.

6) Easement to Southern Bell & Telegraph of record in Book 1113, page 606 and Book 1318, page 441, Register's Office for said County.

Being the same property conveyed to John P. Miller, Jr. and wife Jennifer E. Miller by Warranty Deed from Mark K. Fry and wife Jackie S. Fry, dated October 30, 1998, recorded November 10, 1998, of record in Book 11199, page 126, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **6021 Bradford Hills Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John P Miller Jr by Jennifer E Miller AIF
John P. Miller, Jr.

Jennifer E Miller
Jennifer E. Miller

Davidson County DEEDWARR
Recvd: 06/19/07 11:37 2 pgs
Fees:13.00 Taxes:943.50

20070619-0073212

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jennifer E. Miller, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10



ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of June, 2007 before me personally appeared Jennifer E. Miller, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John P. Miller, Jr., and acknowledged that he/she executed the same as the free act and deed of said John P. Miller, Jr., by a Specific Power of Attorney recorded simultaneously herewith in Instrument No.: 20070619007321 1, Register's Office for Davidson County, TN.

Witness my hand, at office, this 1st day of June, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10



Name and Address of Property Owner:
Kathryn Vogel and Christopher Vogel
6021 Bradford Hills Drive, Nashville, TN 37211

Send Tax Statements to:
Countrywide Home Loans
801 Cresent Center Dr. Ste # 510
Franklin TN 37067

Map & Parcel No. 172.12-0A-038.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

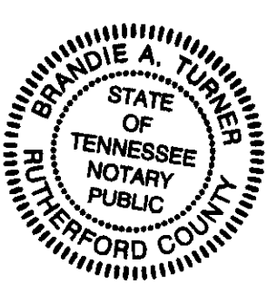
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $255,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of June, 2007.

Brandie A. Turner
Notary Public

My Commission Expires: 9-19-10



RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
271-242