THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***225,000.00.

Affiant

Subscribed and sworn to before me this 27th day of June, 2007.

Notary Public

My Commission Expires:

9-30-09

Davidson County DEEDWARR
Recvd: 07/02/07 13:34 2 pgs
Fees:13.00 Taxes:832.50
20070702-0078734

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

James Miles
531 Skyview Drive
Nashville, Tennessee 37206

SEND TAX BILLS TO

Countrywide Home Loans
750 Old Hickory Blvd. #180
Brentwood, TN 37027

MAP & PARCEL NOS.

MAP 083-11-0
PARCEL 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Five Thousand and 00/100 Dollars ($***225,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Nels C. Pearson and wife, Emily J. Orlando (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto James Miles and wife, Rebecca Miles (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 15 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Nels C. Pearson and wife, Emily J. Orlando from Richard E. Hargrove and wife, Dorothy Faye Hargrove by deed dated May 28, 2004, of record as Instrument No. 20040603-0065378, Register's Office for Davidson County, Tennessee.

This is improved property known as 531 Skyview Drive Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Rolling Acres of record in Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of June 2007.

Nels C. Pearson

Emily J. Orlando

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nels C. Pearson and Emily J. Orlando, 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 27th day of June, 2007.

Notary Public

My Commission Expires:

4-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY