Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 08/03/07 12:16 2 pgs
Fees:13.00 Taxes:355.20
20070803-0092608

THIS INSTRUMENT PREPARED BY:
George V. Crawford, III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

SUSANN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2007.

Notary Public

My Commission Expires: 5/2/11

Address New Owner As Follows:
James Ernest Miller
1430 Janie Avenue
Nashville, TN 37216

Send Tax Bills To:

Map-Parcel Number:
072-04-0262.00
15DZ 30450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACI LEIGH JONES, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JAMES ERNEST MILLER, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson county, Tennessee, being the northwesterly one-half of Lot No. 13, Block "E" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 50.0 feet to the southwesterly side of Janie Avenue and runs back between parallel lines 175.0 feet to a dead line.

Being the same property conveyed to Traci Leigh Jones by deed from Malcolm W. Travis and wife, Susan G. Travis of record as Instrument No. 20011127-0129434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 95, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 1430 Janie Avenue, Nashville, TN 37216.

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 heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30 day of July, 2007.

Traci Leigh Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRACI LEIGH JONES, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of July, 2007.

Notary Public

My Commission Expires: 5/2/11

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

321917.1/200736