Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, for this transfer, whichever is greater, is $135,000.00.

Dorothy A Barber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2007.

Notary Public
Commission Exp: 3.27.11

Davidson County DEEDWARR
Recvd: 08/17/07 10:05 2 pgs
Fees:13.00 Taxes:499.50
20070817-0098437

ADDRESS NEW OWNERS:
Dorothy Barber
418 Dupont Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owners

MAP-PARCEL
Map ~~053-L-B~~ 043-09-0
Parcel ~~008.00~~ 333.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE Nathan Miller and wife, Sara Miller, GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Barber, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 of Block K on the map of Woodlawn Estates, which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

This being the same property conveyed to Nathan P. Miller and wife Sara Miller, by Warranty Deed from Nathan P. Miller, of record in Instrument #20030331-0042025, Register's Office for Davidson County, Tennessee, dated March 21, 2003.

This is improved property known as 418 Dupont Avenue, Old Hickory, Tennessee 37138. Map and Parcel # 043-09-0-333.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, Except for exceptions number 4 and 5 listed above; and we do further covenant and bind ourselves, our 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. 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/our hand(s) this 20th day of July, 2007.

Nathan P. Miller

Sara Miller as her attorney in fact

STATE OF TENNESSEE
COUNTY OF davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan P. Miller ~~and wife, Sara Miller,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of ~~May~~ July, 2007.

Notary Public

Commission Expires: 3-27-11

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan P. Miller, with whom I am personally acquainted or proved to me on the basis of satifactory evidence, and who acknowledged himself the be the Attorney In Fact for Sara Miller. The said Nathan P. Miller did execute the name of his wife, Sara Miller, having the authority to do so according to a Specific Power of Attorney executed by Sara Miller and previously recorded, on the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2007.

Notary Public

Commission Expires: 3-20-07

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds