THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
MERS
PO Box 2026
Flint, MI 48501

MAP PARCEL NUMBERS
Map & Parcel No: 86-1-119

Davidson County DEEDWARR
Recvd: 11/07/07 14:19 2 pgs
Fees:13.00 Taxes:595.98
20071107-0131540

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of October, **2007**, by and between **Matthew R. Hostetler and Angela M. Hostetler, husband and wife**, party of the first part, and **James Brian Miller**, party of the second part,

WITNESSETH: That for and in consideration of **$161,075.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

BEING Lot No. 40, on the Plan of Lakeside Woods Estates, Section 3, of record in Plat Book 7900, pages 218-220, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew R. Hostetler and wife, Angela M. Hostetler by deed from David J. Williams, unmarried, of record in Book/Instrument No. 200008090079093 Register's Office, Davidson County, Tennessee, dated 8/7/00 and recorded 8/9/00.

The above referenced property is also known as 229 Dockside Court, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 7900, pages 218-220; Declaration and Reservation of Easement of record in Book 8612, page 698; Restrictive Covenants of record in Book 7347, page 82, Book 8228, page 335, Book 6564, page 740; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Matthew R. Hostetler

Angela M. Hostetler



STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew R. Hostetler and Angela M. Hostetler, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18th day of October, **2007.**

My commission expires 7/24/10

Notary Public

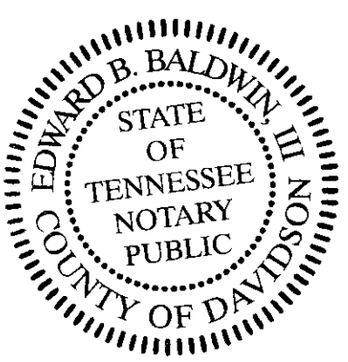
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$161,075.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of October, **2007**.

NOTARY PUBLIC

My commission expires: 7/24/10



PROPERTY ADDRESS:
229 Dockside Court
Hermitage, TN 37076

Name and address of new owner:
James Brian Miller
229 Dockside Court
Hermitage, TN 37076