THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 29569B

Davidson County DEEDWARR
Recvd: 11/14/07 15:06 2 pgs
Fees:13.00 Taxes:74.00
20071114-0133751

MAP/GROUP/PARCEL: 025-03-0/036.00

NEW OWNER'S NAME AND ADDRESS:
JOSH BAXTER
2002 Wayside Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **THOMAS G. MILLER and HEATHER A. MILLER, HUSBAND AND WIFE**, hereinafter called Grantors, do hereby transfer and convey unto, **JOSH BAXTER, AN UNMARRIED MAN,** his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE RESUBDIVISION OF PART OF LOT 56, MONCRIEF'S SUBDIVISION OF RECORD IN PLAT BOOK 200709280115782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is unimproved property known as LOT 2 ON THE RESUB OF LOT 56 MONCRIEF'S SUB., GOODLETTSVILLE, TN 37072.

BEING part of the same property conveyed to Grantor herein by deed of record in Instrument #20060605-0066050 and re-recorded in Instrument #20060829-0106596 Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

THOMAS G. MILLER

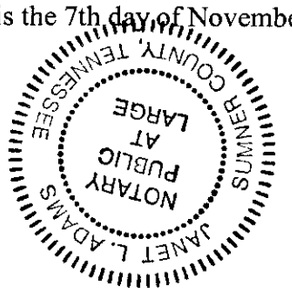
HEATHER A. MILLER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **THOMAS G. MILLER and HEATHER A. MILLER, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE ~~at~~ offices in Hendersonville, Tennessee on this the 7th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-2508



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $20,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-2508

