THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 11/29/07 12:14 2 pgs
Fees:13.00 Taxes:702.63
20071129-0138501

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***189,900.00.

Margaret M. Hayes
Affiant

Subscribed and sworn to before me this 21st day of November 2007.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Kimberly I. Miller 6844 Bridgewater Drive Nashville, Tennessee 37221	Access National Mortgage Corporation 1800 Robert Fulton Drive #350 Reston, VA 20191	MAP 126-16-0A PARCEL 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($***189,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Jeremy M. Hayes, and wife, Margaret M. Hayes, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Kimberly I. Miller, unmarried, and George J. Silva, married, (hereinafter called the "GRANTEES"), to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee, 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. 121 on the Plan of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record as Instrument No. 20011026-0117231 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and particular description of the property.

BEING the same property conveyed to Jeremy M. Hayes and wife, Margaret M. Hayes from Jon McWright and wife, Julie L. McWright, by deed dated June 23, 2004, of record as Instrument No. 20040625-0075873 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 6844 Bridgewater Drive, Nashville, Tennessee 37221.

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, and have a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1 of record as Instrument No. 20040625-0075873, in the Register's Office for Davidson County, Tennessee.

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

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of November 2007.

Jeremy M. Hayes

Margaret M. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy M. Hayes and Margaret M. Hayes, 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 21st day of November 2007.

Notary Public

My Commission Expires: 9/30/09

