WARRANTY DEED

G-VRE-07-1483

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/22/09

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Miley	Samuel A. Miley	
1483 Woodmont Blvd	(NAME) 1483 Woodmont Blvd	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	117-12-86
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRUCE BOSLER AND SPOUSE SHARON K. BOSLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL A. MILEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, BLOCK A, ON THE PLAN OF GALECREST NO. 2, PART OF NOEL'S LANDS, OF RECORD IN BOOK 843, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 4 OF BLOCK A FRONTS 85 FEET ON THE SOUTHWESTERLY MARGIN OF WOODMONT BOULEVARD, FORMERLY WOODMONT AVENUE AND EXTENDS BACK 176 FEET 10 INCHES ON THE NORTHEASTERLY LINE AND 168 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRUCE BOSLER AND SPOUSE, SHARON K. BOSLER BY WARRANTY DEED FROM EUGENE ANTHONY FAY AND SPOUSE, JAYDIE GAMBLE FAY RECORDED JULY 18, 1998 IN BOOK 10982, PAGE 740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1483 Woodmont Blvd, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 12/13/07 12:28 2 pgs
Fees:13.00 Taxes:1665.00
20071213-0143599

Witness my/our hand(s) this 30th day of November, 2007.

Bruce Bosler

by

Sharon K. Bosler by attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2007, before me personally appeared Bruce Bosler to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharon K. Bosler and who acknowledged he executed the same as the free act and deed of said Sharon K. Bosler.

Witness my hand and official seal, this the 30th day of November, 2007.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My Commission Expires: 5/22/10

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of November, 2007, before me personally appeared Bruce Bosler to me known (or proved to me on the basis of satisfactory evidnece) to be the person who executed the foregoing instrument for the purposes therin contained.

Witness my hand and official seal, this the 30th day of November, 2007.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My Commission Expires: 5/22/10

RETURN TO:
~~Rudy Title and Escrow~~
~~2012 21st Ave South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2903~~

Steltemeier & Westbrook
3326 Aspen Grove Drive, STE 604
Franklin, TN 37067