THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07110495

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2007 .

Notary Public
My Commission Expires: 3/21/2011

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Prepared by & Return to:
Commerce Union Title, LLC
Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/11/08 08:50 2 pgs
Fees:13.00 Taxes:740.00

20080111-0003388

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Buckley A. Miller 3814 Nevada Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 92-13-222.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **H. Marley Fields, an unmarried person,**Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Buckley A. Miller**, an unmarried person,("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 100.0 FEET OF THE WESTERLY 50.0 FEET, BLOCK 27, MAP OF CHARLOTTE PARK 2ND ADDITION, EXTENDED, AS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTHEAST MARGIN OF 39TH AVENUE, NORTH AND NEVADA AVENUE; RUNNING THENCE WITH THE EAST MARGIN OF 39TH AVENUE, NORTH, NORTH 7 DEGREES 15 MINUTES WEST 100.0 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 15 MINUTES EAST 50.0 FEET TO AN IRON PIN; THENCE SOUTH 7 DEGREES 15 MINUTES EAST 100.0 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF NEVADA AVENUE; THENCE SOUTH 83 DEGREES 15 MINUTES WEST 50.0 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO H. MARLEY FIELDS, UNMARRIED BY WARRANTY DEED FROM MARY E. LINK, UNMARRIED, RECORDED ON THE 18TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050518-0056043, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3814 Nevada Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of January, 2008.

H. Marley Fields

H. Marley Fields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. Marley Fields, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2008 .

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY