PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 01/16/08 13:46 2 pgs
Fees:13.00 Taxes:1794.50
20080116-0004980

W & I Ref:(__gj___) Title No: 49107
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy Milose Jenny Milose 3816 Abbott Martin Road Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 116120051004850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$485,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Pierce and spouse, Wendy Pierce**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Milose and spouse, Jenny Milose** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 of Block G on the Map of Woodmont Lane Homesites of record in Book 1130, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John H. Pierce and wife, Wendy Pierce by deed from J. William B. Marrow and wife, Lisa C. Marrow, dated December 29, 2005 and recorded on January 10, 2006 of record in Doc. No. 20060110-0003796, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 13, said Register's Office, which Plan shows a 50 foot minimum building setback line from Abbott Martin Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3913, page 980, said Register's Office.

This is improved property, known as: 3816 Abbott Martin Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of January, 2008.

John H. Pierce

Wendy Pierce

State of TENNESSEE

County of DAVIDSON

On this 11th day of January, 2008 , before me the undersigned authority, personally appeared John H. Pierce and Wendy Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

Notary

CHRISTY W. IVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Sworn and subscribed before me this the 11th day of January, 2008

Notary Public

My Commission Expires: 7-24-11

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212