PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 01/31/08 14:37 2 pg
Fees:13.00 Taxes:843.60
20080131-0010158

W & I Ref:(dm) Title No: 49132
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven P. Miller Julie A. Miller 2012 20th Avenue South Nashville, Tennessee 37212	Countrywide Bank, FSB 2021 N. Gallatin Road Suite 280 Madison, Tennessee 37115

TAX MAP-PARCEL NUMBERS: 10412014900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$228,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darius Thieme, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven P. Miller and spouse, Julie A. Miller** 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. 2 on the Plan of the Re-subdivision of Lots 17 and 18 of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 56, Register's Office for said County, said Re-subdivision being of record in Book 2083, Page 75, said Register's Office, described as follows:

Said Lot No. 2 fronts 50 feet on the easterly margin of 20th Avenue South and runs back between parallel lines 139 feet to a dead line in the rear, measuring 50 feet thereon.

Together with and subject to an easement across the easterly portion of Lot No. 3 on said Plan for access to Bernard Avenue, as shown on a Mortgage Loan Inspection by R. L. Montoya dated July 3, 1986, and an easement for parking and access over a westerly part of Lot No. 4 on said Plan, as shown on a Mortgage Loan Inspection by John Kohl & Company dated July 17, 1986.

BEING the same property conveyed to Darius Thieme by deed from Socrates Ioannides dated July 21, 1986 and recorded on July 23, 1986 of record in Book 6925, Page 659 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 332 Page 56, re-subdivision in Book 2083, Page 75, said Register's Office, which Plan shows a 42 foot minimum building setback line from 20th Avenue South and a 5 foot easement for public utility purposes along the rear line(s) of said lot; Subject to an easement for pedestrian access to 20th Avenue South across the northerly portion of said Lot No. 2, as set forth in Book 6925, Page 659, said Register's Office; Subject to an easement across the easterly portion of Lot No. 3 on said Plan for access to Bernard Avenue, as shown on a Mortgage Loan Inspection by R. L. Montoya dated July 3, 1986, and an easement for parking and access over a westerly part of Lot No. 4 on said Plan, as shown on a Mortgage Loan Inspection by John Kohl & Company dated July 17, 1986, as set forth in Book 6925, Page 659, said Register's Office.

This is improved property. known as: 2020 20th Avenue South, Nashville, Tennessee 37212

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 30th day of January, 2008.

Darius Thieme

State of TENNESSEE
County of DAVIDSON

On this 30th day of January, 2008 , before me the undersigned authority, personally appeared Darius Thieme , 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.

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

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 $228,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2008

Notary Public

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011