STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF February, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-4970D

DAVIDSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
MICHAEL T. MUSE

Davidson County DEEDWARR
Recvd: 02/14/08 12:23 2 pgs
Fees:13.00 Taxes:166.50
20080214-0014873

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeffery Miller and Julie Miller, husband and wife (NAME)	Jeffery Miller (NAME)	82-12-116
313 N. 9th Street (STREET ADDRESS	5854 Fredericksburg (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert Dale Shemin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery Miller and Julie Miller, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being a southerly part of Lot No. 165 on the plan of NEILL S. BROWN'S ADDITION, as shown by plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the easterly margin of North Ninth Street which point is a common corner of Lots Nos. 165 and 166 on said plan; running thence easterly along the dividing line between Lot No. 165, 170 feet to a point on the west margin of an alley, being the southeast corner of said Lot No. 165; thence northerly along said margin of said alley 25 feet to a point in the southerly margin of Marina Street, and being the northeast corner of said Lot No. 165; thence in a northwesterly direction along the southerly margin of Marina Street 20 feet to a point, being the northeast corner of the lot conveyed to Uriel Martin July 29, 1946; thence southerly along the easterly margin of the Uriel Martin lot 8 feet to a point, being the southeast corner of said Martin lot; thence westerly along the southerly margin of said lot 150 feet, more or less, to a point on the easterly margin of North 9th Street, the southwest corner of said Martin lot; thence southerly along said margin of North 9th Street 51 feet, more or less, to the beginning.

BEING the same property conveyed to Robert Dale Shemin from Hola, LLC, by Quit Claim Deed dated September 13, 2000, as Instrument No. 200012110121993, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 313 N. 9th Street, Nashville, TN 37206.

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, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of February, 2008.

Robert Dale Shemin

February 11, 2008
Date

STATE OF ~~TENNESSEE~~ FLA -

COUNTY OF ~~Davidson~~ MIA-DADE

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Dale Shemin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. presenting FLDL S550-764-63-210-0

Witness my hand and official seal, this 11th day of February, 2008.

My Commission Expires 2/27/08

Notary Public

M. del Carmen Roberto
Commission #DD[illegible]

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066