THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07100419** JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00 Affiant Subscribed and sworn to before me, this 14th day of February, 2008. Notary Public My Commission Expires: 7-24-10

WARRANTY DEED

Address New Owner: Timothy Hiber 917 Granada Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08301013300

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, **Robert Joseph Miller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Hiber,** unmarried ("Grantee"), his 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 EASTERLY ONE-HALF OF LOT NO. 38 ON THE PLAN OF W.J. HYRONEMUS ADDITION OF RECORD IN BOOK 161, PAGE 174, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PART OF LOT NO. 38 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GRANADA AVENUE FORMERLY BAILEY AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT JOSEPH MILLER BY CASH DEED FOR TENNESSEE FROM ALPHONSO JACKSON, SECRETARY FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 6TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070706-0080667, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 917 Granada Avenue Nashville TN 37206

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 12th day of February, 2008.

Robert Joseph Miller

Davidson County DEEDWARR
Recvd: 02/19/08 09:33 2 pgs
Fees:13.00 Taxes:462.50

20080219-0015610

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Joseph Miller, 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 12th day of February, 2008.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

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