THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08020124** Davidson County DEEDWARR Recvd: 02/25/08 13:49 2 pgs Fees:13.00 Taxes:1618.75 20080225-0018269	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $437,500.00 Affiant Subscribed and sworn to before me, this 19th day of February, 2008. Notary Public My Commission Expires:

CRAIG I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

WARRANTY DEED

Address New Owner: Matthew S. Miller and E. Kathryn Miller 5336 Forest Acres Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-5 12.00

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, **Robin Louise Hasselbring, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew S. Miller and E. Kathryn Miller, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 92 ON THE PLAN OF OAK HILL ESTATES, SECTION I, AS OF RECORD IN BOOK 3700, PAGES 118-120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 92 FRONTS 138.62 FEET ON THE WESTERLY SIDE OF FOREST ACRES DRIVE AND RUNS BACK BETWEEN LINES 320 FEET ON THE NORTHERLY LINE AND 494.58 FEET ON THE SOUTHERLY LINE TO A LINE IN THE REAR MEASURING 281.50 FEET THEREON. BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RAE E. HASSELBRING TO ROBIN LOUISE HASSELBRING AS RECORDED ON THE 17TH DAY OF OCTOBER, 1988 IN BOOK 7678, PAGE 939 AND WARRANTY DEED FROM J. B. DOWNEY, TRUSTEE, BUT NOT PERSONALLY OR INDIVIDUALLY TO RAE E. HASSELBRING AND WIFE, LOUISE HASSELBRING AS RECORDED ON THE 23RD DAY OF JULY, 1969 IN BOOK 4352, PAGE 307, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 5336 Forest Acres Drive Nashville TN 37220.

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 19th day of February, 2008.

Robin Louise Hasselbring

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Louise Hasselbring, 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 19th day of February, 2008.

Notary Public

My Commission Expires: 11/22/10

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