Davidson County DEEDWARR
Recvd: 03/25/08 10:04 4 pgs
Fees:23.00 Taxes:314.50
20080325-0029674

WARRANTY DEED

MAIL RECORDED DEED TO:

Return To: 1 of 2
First Title & Escrow
30 West Gude Drive, Suite 450
Rockville, MD 20850

OWNER (SEND TAX BILLS TO):

KEVIN MILLER
1435 EAST BUFF ROAD
ALPHARETTA, GA 30004

T-42033707

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVILLE HOUSING PROPERTIES, LLC, a Tennessee limited liability company (herein, "Grantor"), whose address is 700 Craighead Street, Suite 104, Nashville, TN 37204, hereby sells, transfers and conveys to KEVIN MILLER, a married man (herein, "Grantee"), whose address is 1435 East Buff Road, Alpharetta, GA 30004, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 19 day of MARCH, 2008.

GRANTOR:

Nashville Housing Properties, LLC, a Tennessee limited liability company

By: David J. Kiester
Printed Name: DAVID J. KIESTER
Title: MEMBER

Previous Deed Reference
Davidson county, 1-4-05
Inst#20050104-0001272
PIN NO: 081030006000

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DAVID T. KILSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the MEMBER of Nashville Housing Properties, LLC, a Tennessee limited liability company, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 19 day of MARCH, 20 09

[Affix Notary Seal]

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

James Johnson
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-26-2010

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

GRANTEE

Grantee signature Kevin Miller
Kevin Miller

Subscribed and sworn to under oath before me, this 19 day of MARCH, 20 09

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-26-2010
James Johnson

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

[Legal Description]

903 JOSEPH AVE, NASHVILLE, TN 37207 MAP & PARCEL 82-3-69

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS LOT NO. 74 ON THE PLAN OF SHARPE & HARRIS'S SECOND ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 74 FRONTS 50 FEET ON EASTERLY SIDE OF JOSEPH ST AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HOME TRUST PARTNERS FROM NANCY RYANS BY DEED OF RECORD INSTRUMENT # 20030401-0042616, SAID REGISTER'S OFFICE.

1107 MEHARRY BLVD, NASHVILLE, TN 37208 MAP & PARCEL 81-16-16

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO, 27 ON THE PLAN OF PORTERFIELD AND GLASCOCK SUBDIVISION, OF RECORD IN BOOK 19, PAGE 124 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27. WHICH IS A CORNER LOT, FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF MEHARRY BOULEVARD, FORMERLY PORTERFIELD STREET AND FRONTS 160 FEET ON THE WESTERLY MARGIN OF AN ALLEY, AND EXTENDS BACK 50 FEET ON THE SOUTHERLY LINE WHICH FRONTS ON AN ALLEY AND 160 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION

BEING THE SAME PROPERTY CONVEYED TO HOMETRUST PARTNERS FROM WILLIAMS & WILLIAMS BY DEED AS OF RECORD IN BOOK 10303, PAGE 391, R O.D.C, TENNESSEE.

126/128 J.C. NAPIER CT. NASHVILLE, TN MAP & PARCEL 93-16-335 & 93-16-336

TWO ADJOINING TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, THE FIRST OF WHICH BEING THE SOUTHERLY PART OF LOT NO. 1 ON THE MAP OF THE BRANSFORD REALTY COMPANY'S RESUBDIVISION OF PART OF WEAKLEY AND WARREN'S SUBDIVISION OF BLOCK \"D\" HERMITAGE ADDITION AS OF RECORD IN BOOK 421, PAGE 58, SAID REGISTER'S OFFICE.

SAID PART OF LOT NO 1 FRONTS 33 FEET ON THE NORTHERLY SIDE OF WARREN ALLEY AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF DONELSON STREET, 72 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF A 12 FOOT RESERVED STRIP.

THE SECOND TRACT, BEING PART OF LOT NO. 2 ON THE MAP OF BRANSFORD REALTY COMPANY'S RESUBDIVISION OF PART OF WEAKLY AND WARREN'S RESUBDIVISION OF BLOCK D, HERMITAGE ADDITION OF RECORD IN BOOK 421, PAGE 58, SAID REGISTER'S

OFFICE SAID PART OF SAID LOT NO 2 FRONTS 33 FEET ON THE NORTHERLY SIDE OF J. C. NAPIER STREET, FORMERLY WARREN'S ALLEY, AND RUNS BACK BETWEEN PARALLEL LINES PARALLEL TO AND 33 FEET WEST OF DONELSON STREET 70 FEET, MORE OR LESS, TO A DEAD LINE, WHICH DEAD LINE IS 120 FEET, MORE OR LESS SOUTH OF FAIN STREET.

BEING THE SAME PROPERTY CONVEYED TO HOMETRUST PARTNERS FROM WILLIAMS & WILLIAMS BY DEED AS OF RECORD IN BOOK 10303, PAGE 391, R O.D.C, TENNESSEE.

877 CARTER ST, NASHVILLE, TN 37206 MAP & PARCEL 82-4-222

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS LOT NO. 95 ON PLAN OF THORNBY PLACE, OF RECORD IN BOOK 332, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEINC THE SAME PROPERTY CONVEYED FROM CHAN MCCULLOUGH.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20050104-0001272 on January 4, 2005.

STREET ADDRESS:

1929 Delta Avenue, Nashville, TN 37208