Davidson County DEEDWARR
Recvd: 04/16/08 10:29 4 pgs
Fees:23.00 Taxes:259.00

20080416-0038410

1 OF 2

WARRANTY DEED

MAIL RECORDED DEED TO:

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

OWNER (SEND TAX BILLS TO):

KEVIN MILLER
14835 EAST BLUFF ROAD
ALPHARETTA, GA 30004

F-42379-08

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 Crawford Street, Suite 104, Nashville, TN 37204, hereby sells, transfers and conveys to KEVIN MILLER, a married man (herein, "Grantee"), whose address is 14835 East Bluff 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 9 day of April, 2008.

GRANTOR:

PATRICIA JAY GOULD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nashville Housing Properties, LLC, a Tennessee limited liability company

By: _____
Printed Name: DAVID J. KIESTER
Title: AGENT

PIN NO: 08107012900

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

1 OF 4 pages

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 9 day of April, 2008.

[Affix Notary Seal]

PATRICIA JAY GOULD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Patricia Jay Gould
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-24-2010

OATH OF CONSIDERATION

STATE OF _____
COUNTY OF _____

See next page

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

GRANTEE

Grantee signature _____
Kevin Miller

Subscribed and sworn to under oath before me, this _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal this _____ day of _____, 20___.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF GA
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

GRANTEE

Grantee signature Kevin Miller
Kevin Miller

Subscribed and sworn to under oath before me, this 09 day of April, 2008.

[Affix Notary Seal]

Terry R. Howard
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept 27 2010

TERRY R. HOWARD NOTARY PUBLIC GWINNETT COUNTY, GA

EXHIBIT A

[Legal Description]

Being the northerly 39.5 feet of Lot No. 4 in Holt's unrecorded Subdivision of Lots Nos. 8 and 11 in Owens Buena Vista Plan, the original Plan is of record in Book 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said property, the northwesterly corner of which is located 126 feet southeastwardly from the intersection of the southeasterly margin of Cass Street and the northeasterly margin of 10th Avenue N., formerly Crooked Street, fronts 39.5 feet on the northeasterly margin of 10th Avenue N., formerly Crooked Street, and extends back between parallel lines, 129 feet more or less, to an alley.

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, as Instrument No. 20050104-0001272, on January 4, 2005.

PIN NO: 08107012900

STREET ADDRESS:

2020 10th Avenue North, Nashville, TN 37208

(H)