PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(dm) Title No: 49304
Dav. Co. File: Box 8

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James A. Williams Helen A. Williams 214 Leonard Ave. Nashville, Tennessee 37205	New owner

TAX MAP-PARCEL NUMBERS: 10413008100

Davidson County DEEDWARR
Recvd: 05/14/08 12:48 2 pg
Fees:13.00 Taxes:1481.85
20080514-0049573

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fernando Miranda and spouse, Patricia Bihl-Miranda**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Williams and spouse, Helen A. Williams** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of the S.W. Berger Homeplace shown on the map of Myrtlewood Subdivision being Bransford Realty Company's Subdivision of the S.W. Berger property (Book 547, page 108, Register's Office for Davidson County, Tennessee) and being shown as Lot No. 5 on the map of R.K. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement in Book 1730, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fernando Miranda and wife, Patricia Bihl-Miranda by warranty deed from Garland Bell Lamkin and husband Nelson Lamkin, III dated Dec. 3, 2004 and recorded on Dec. 6, 2004 of record in Doc. No. 20041206-0145345, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 106 and Book 1730, page 6, said Register's Office. Easement to the City of Nashville for sanitary sewers of record in Book 1730, page 6, said Register's Office.

This is improved property, known as: 214 Leonard Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

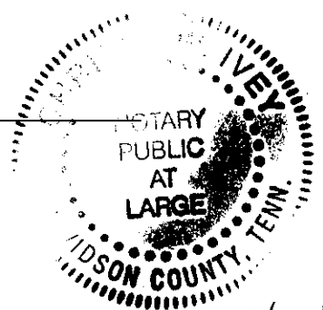
WITNESS THE EXECUTION HEREOF this 30th day of April, 2008.

Fernando Miranda

Patricia Bihl-Miranda

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2008 , before me the undersigned authority, personally appeared Fernando Miranda and Patricia Bihl-Miranda , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires 5/2/2011

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,500.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2008

Notary Public

My Commission Expires: 1-10-10

