Warranty Deed

Davidson County DEEDWARR Recvd: 05/30/08 08:53 2 pgs Fees:13.00 Taxes:795.50 20080530-0054953	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whicheyer is greater, for this transfer is $~~215,000.00~~. Affiant Subscribed and sworn to before me, this the 28th day of May, 2008. Notary Public My commission expires: 3/22/09

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Paine	New Owner	Map: 82-13-A
1018 9th Avenue North		Parcel: 18.00CO
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON MICHAEL MILES, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID PAINE, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B-1 of Row 8.9 Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Row 8.9 Condominiums of record in Instrument 200111210128062, as amended in Instrument 200212120153656, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto shown in Exhibit B, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan as set out on Exhibit "A" to the Amendment to the Master Deed of Row 8.9 Condominiums, of record in Instrument 200212120153656, said Register's Office, for a more complete identification and description of said Unit and reference is hereby made to the percentage of each unit's undeveloped ownership interest in the common elements as set out on Exhibit A-1 in said Master Deed.

Being the same property conveyed to Aaron Michael Miles, unmarried by deed from Metropolitan Development and Housing Agency of record in Instrument 200301100004558, said Register's Office, dated December 31, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1018 9th Avenue North, Nashville, TN 37208.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS ~~EFFECTIVE~~ AS OF THE 28th day of May, 2008.

Aaron Michael Miles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron Michael Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2008.

Notary Public

My Commission Expires: November 22, 2010

Raquel ~~Beuno~~ BUENO
Now known as:
Raquel BUENO Miles

Raquel Beuno, spouse of Aaron Michael Miles, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Raquel ~~Beuno~~ Bueno, n/k/a Raquel Bueno Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. JBM

Witness my hand and seal this 28th day of May, 2008.

Notary Public

My Commission Expires: November 22, 2010