This instrument prepared by and after recording return to:

Key Title & Escrow Services, Inc.
Mark W. Kilpatrick, Atty.
215 Jamestown Park Rd. Suite 204
Brentwood, Tennessee 37027

Record and Return to:
Prepared By:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/16/08 08:59 2 pgs
Fees:13.00 Taxes:832.50

20080616-0061456

WARRANTY DEED

**********.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Carol H. Miller **6917 River Ridge Dr.** **Nashville, Tn 37221**	**Amtrust Bank** **1111 Chester Ave. Ste. 200** **Cleveland, Ohio 44114**	**141-15-0C-016.00**

****

That **Fred Harvey, III and wife, Denise Harvey,** herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Carol H. Miller, a married woman and Katherine S. Rodgers, an unmarried woman** (herein called the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 194, on the Plan of Phase "6", Rolling River Estates, a Planned Unit Development, of record in Book 5800, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred Harvey, III, unmarried by Warranty Deed from Bruce Harrison Vaughan and wife, Joy J. Vaughan, dated 1/27/98 and recorded 1/28/98 in Book 10772, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Denise Harvey, spouse of Fred Harvey, III joins in this Deed in order to convey any right, title, or interest she may have in the property, including but not limited to marital and/or homestead rights.

This is improved property which bears the address of: 6917 River Ridge Dr., Nashville, Tennessee 37221

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that

the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **13th** day of **June , 2008.**

Fred Harvey, III

Denise Harvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Fred Harvey, III and Denise Harvey**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the **13th** day of **June , 2008.**

Notary Public

My Commission Expires: 04/05/09

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of TENNESSEE
County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$225,000.00**.

Sworn to and subscribed before me this the **13th** day of **June , 2008.**

Affiant

Notary Public

My Commission Expires: _____

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

MY COMMISSION EXPIRES NOV 22 2010