WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-KWR-08-0511

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler G. Watts	Tyler G. Watts	
511 S 9th St.	(NAME) 511 S 9th St.	
(ADDRESS) Nashville, TN 37206-4138	(ADDRESS) Nashville, TN 37206-4138	082-16-409.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID P. MILLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TYLER G. WATTS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Confederate Hill lots, of record in Book 57, page 32, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Wingo and Rebecca Wingo by deed from Freddie J. McLean of record in Book 9747, Page 273 on 07/31/1995 and filed for record on 08/01/1995, Register's Office for said County.
Being the same property conveyed to James Wingo by deed from Rebecca Wingo of record in Book 10398, Page 433 on 04/01/1997 and filed for record on 04/01/1997, Register's Office for said County.
Being the same property conveyed to David P. Miller by deed from James Wingo of record in Instrument 200703200033867 on 01/27/2007 and filed for record on 03/20/2007, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 511 S 9th St, Nashville, Tennessee 37206-4138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of July, 2008.

David P. Miller

Davidson County DEEDWARR
Recvd: 07/18/08 13:33 2 pgs
Fees:13.00 Taxes:407.00
20080718-0073893

STATE OF Tennessee
COUNTY OF DAVIDSON

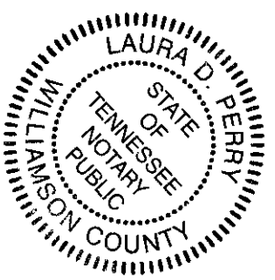
On this the 16th day of July, 2008, before me personally appeared David P. Miller, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of July, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959