THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27970-07-2008** **Record & Return To:** **Harris Title & Escrow, LLC** **40 Burton Hills Boulevard, Suite 150** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas B. Miles Elizabeth S. Miles 130 Alton Road Nashville, TN 37205	Regions Bank, d/b/a Regions Mortgage Mortgage Loan Servicing Dept. 2520, Box 2153 Birmingham, AL 35287-2520	Map and Parcel No.: 130090023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Russell Howard and husband, John Arvan Howard, III.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas B. Miles and wife, Elizabeth S. Miles** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 130 Alton Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2008.

Rebecca Russell Howard

John Arvan Howard, III.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rebecca Russell Howard and John Arvan Howard, III.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/01/08 15:10 2 pgs
Fees:13.00 Taxes:1794.50

20080801-0079509

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, Block "C" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks A, B, C, & D, as of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to C. Rebecca Russell, Unmarried by Warranty Deed dated December 6, 1999 from John N. Popham, IV. and wife, Debra J. Popham of record in Instrument No. 19991210-0301910, Register's Office for Davidson County, Tennessee. C. Rebecca Russell has since married and is now known as Rebecca Russell Howard. Rebecca Russell Howard has subsequently conveyed a one-half undivided interest in said property to her husband, John Arvan Howard, III., creating a tenancy by the entirety by deed of record in Instrument No. 20051228-0155396, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 1065, page 6, Register's Office for Davidson County, Tennessee.