Davidson County DEEDWARR
Recvd: 08/05/08 08:55 2 pgs
Fees:13.00 Taxes:327.97

20080805-0080394

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church St E., Suite 216
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF July 2008.

Tracey Perry
Notary Public

Commission Expiration: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lee P. Miller 47 Peachtree Street Nashville, TN 37210	Lee P. Miller 47 Peachtree Street Nashville, TN 37210	119-06/157

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janice A. Watson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee P. Miller, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 66 on the Plan of Sterling Heights, Section Three of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John E. Moses and wife, Betty H.Moses by Deed from John A. Waggoner and wife, Kathleen Waggoner, of record in Book 3507, Page 389, Register's Office for Davidson County, Tennessee. The said Betty H. Moses having since died. The said John E. Moses surviving tenant by the entirety, conveyed his interest in said property to John E. Moses and wife, Ruby E. Moses, by Quitclaim Deed recorded July 5, 1995, in Book 9721, Page 879, said Register's Office; both John E. Moses and Ruby E. Moses having since died, with John E. Moses predeceasing Ruby E. Moses. The Last Will and Testament of Ruby E. Moses of record in Davidson County Probate Court, Docket No. 07P1803, devised subject property to Bobby R. Spain, Thomas E. Spain, Terri Spain Bixler, Sirleen Grroms and Billy W. Gann.

Being the same property conveyed to Janice A. Watson by deed from Thomas E. Spain, Executor of the Estate of Ruby E. Moses,Bobby R. Spain, Thomas E. Spain, Terri Spain Bixler, Shirleen Grooms, and Billy W. Gann of record as Instrument No. 20080623-0064060, in the Register's Office for Davidson County, Tennessee, dated June 17, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 47 Peachtree Street, Nashville, Tennessee 37210.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Janice A. Watson

Janice A. Watson

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2008.

Notary Public Tracey Perry

Commission Expiration 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY