RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 08/06/08 09:46 2 pg: Fees:13.00 Taxes:771.45 20080806-0080918

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009261

MAP - PARCEL NO: 72-10-89

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Wells Fargo Home Mtg PO Box 91701 Newark, NJ 07101	Phillip Miller 1011 Spain Avenue Nashville TN 37216	Phillip Miller

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHRIS CLAUSI, married, and J. P. TAYLOR, married**, have bargained and sold and by these presents do transfer and convey unto **PHILLIP R. MILLER, unmarried**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the east 1/2 of Lot No. 6, on the Map of Bush Spain's Subdivision of Pt Zack, Stull Lands (erroneously referenced in prior deeds as Bush Spain's Subdivision of part of the Ack Stull lands), of record in Plat Book 161, page 129, Register's Office for said County.

Said part of lot fronts 50 feet on the north side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Chris Clausi and J. P. Taylor, both married persons, tenant in common, by Special Warranty Deed from JP Morgan Chase Bank, N.A. as Trustee, dated 07/13/07, recorded 8/21/07 in Instrument Number 20070821-0100184 Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTORS OR THEIR SPOUSES.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2008 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of Bush Spain's Subdivision, of record in Plat Book 161, page 129, Register's Office for Williamson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 24th day of July, 2008.

CHRIS CLAUSI

J. P. TAYLOR

By: Christopher P. Clausi Atty-in-Fact
Christopher P. Clausi, Atty-in-Fact

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 **CHRIS CLAUSI**, the bargainor, 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 seal, at office, on this 24th day of July, 2008.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 24th day of July, 2008, before me personally appeared **CHRISTOPHER P. CLAUSI,** to me known (or proved to me on the basis if satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **J. P. TAYLOR**, and who acknowledge that he executed the same as the free act and deed of **J. P. TAYLOR.**

WITNESS my hand and seal, at office, on this 24th day of July, 2008.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$208,500.00**.

Stacey Palmer
Affiant

SWORN TO and subscribed before me on this 24th day of July, 2008.

My Commission Expires:
3-20-2010

Notary Public

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY