THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1778

Davidson County DEEDWARR
Recvd: 08/15/08 10:01 2 pgs
Fees:13.00 Taxes:377.40
20080815-0083975

Property Address: 110 Bellevue Road Unit #5,
Nashville, TN 37221

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Smith and wife, Lorrie Smith**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Deborah Nance Miller, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 5, on the plan of Bellevue Manor Condominiums of record on Plat Book, 5200, Page 231, Register's office of said County, to which, said plan reference is hereby made for a more complete description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a Warranty Deed from Dot Whirley fka Dot S. Steele and husband Billy Mac Whirley, Sr., dated September 2, 2004, and recorded September 22, 2004, in the Register of Deeds for the County of Davidson, as Document No. 20040922-0114123.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 14th day of August, 2008.

X _____ {Seal}
Jason Smith

X _____ {Seal}
Lorrie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of August, 2008, before me the undersigned officer, personally appeared Jason Smith and Lorrie Smith, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, Phone:
Deborah Nance Miller
110 Bellevue Road, Unit #5
Nashville, TN 37221

Map and Parcel No.: 142-15-0-A-005.00 CO

SEND TAX STATEMENTS TO:
Deborah Miller
110 Bellevue Road, Unit #5
Nashville, TN 37221

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 14 day of August 2008

_____
Notary Public

My Commission expires: 1-23-2011