This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 052010
PARCEL: 233.00
GROUP:

New Owners Address: 704 Oakdell Avenue, Madison, TN 37115
Send Tax Bills to ~~Same Address~~:
~~Sean D. Miller~~
New South Federal Savings Bank
P. O. Box 986
Newark, NJ 07184

Davidson County DEEDWARR
Recvd: 08/25/08 13:17 2 pgs
Fees:13.00 Taxes:439.93
20080825-0087214

WARRANTY DEED

THIS INDENTURE, made this 22nd day of August, 2008 between

Julie M. Story, unmarried

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Sean D. Miller, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Tract One: Being part of Lot No. 22 and part of the East half of Lot No. 21 of Block "A" on the Map of the Resubdivision of Power and Roth Subdivision which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the Southwesterly margin of Oakdell Avenue, said point being 100 feet, more or less, Southeasterly of the South margin of Neely's Bend Road; thence, along said margin of Oakdell Avenue, South 48 degrees 00 minutes 00 seconds East, 98.2 feet to a point; thence, continuing with said margin South 1 deg. 42 minutes 00 seconds West 121.3 feet to an iron pin; thence, leaving said margin with the Southerly line of Lots 21 and 22 and the Northerly line of Lot No. 18, North 88 degrees 00 minutes 00 seconds West, 74.9 feet to an iron pin; thence, with a line down the center of Lot No. 21, North 1 degree 42 minutes 00 seconds East, 184.44 feet to the point of beginning.

Tract Two: This described tract also being part of Lot No. 22 and part of the East half of Lot No. 21 and being the West half of the part of Oakdell Avenue which is now closed of Block "A" on the Map of Resubdivision of Power and Roth Subdivision, which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee, and is described as follows:

Beginning at a point in the Southerly margin of Neely's Bend Road and the North Easterly margin of Oakdell Avenue; thence, along the said Southerly margin of Neely's Bend Road, South 88 degrees 00 minutes 00 seconds East, 99.9 feet to a point in the centerline of the part of Oakdell Avenue which is now closed; thence, with said centerline, South 1 degree 42 minutes 00 seconds West, 84.2 feet to a point in the Northeasterly margin of Oakdell Avenue; thence, along said margin North 48 degrees 00 minutes 00 seconds West, 131.00 feet to the point of beginning.

Being the same property conveyed to Julie M. Story by Special Warranty Deed dated 2/7/08 from LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed-Certificates, Series 2006-HE1 by Substitute Trustee's Deed of record in Instrument Number 20080219-0015396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: taxes for 2008 and subsequent years; all matters shown on the Plan, with Owner's Certificate of record in Book 843, Page 75, said Register's Office. Restrictions contained in instruments of record in Book 954, Page 274, said Register's Office.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Julie M. Story

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 22nd day of August, 2008.

Karen B. Heavener My Commission Expires: 11/7/11
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $118,900.00.

Affiant

Sworn to and subscribed before me, this 22nd day of August, 2008.

Karen B. Heavener My Commission Expires: 11/7/11
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY