RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/20/08 13:26 2 pgs
Fees:13.00 Taxes:2127.50
20081020-0105112

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08090683**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Connie V Dowell Affiant Subscribed and sworn to before me, this 15th day of October, 2008. Notary Public My Commission Expires: 9.30.09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Connie V. Dowell Stephen P. Miller 194 Moultrie Park Nashville TN 37205	Send Tax Bills To: Countrywide Bank, FSB 801 Crescent Center Drive #510 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 116080H19400CO

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, **George M. Chescheir and Nancy C. Chescheir, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Connie V. Dowell and Stephen P. Miller, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 194, PLAN OF SUGARTREE, PHASE 3 (REVISED), A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 5050, Page 67-71, inclusive, amended in Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, and as revised in Amendment to Change Setback Line recorded in Book 5316, Page 232, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George M. Chescheir and Nancy C. Chescheir, husband and wife, by Warranty Deed from Peter Elliott, an unmarried man, recorded June 9, 2005 in Instrument No. 20050609-0066042, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 194 Moultrie Park Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of October, 2008.

George M Chescheir
George M. Chescheir

Nancy C. Chescheir
Nancy C. Chescheir

STATE OF North Carolina)
COUNTY OF ORANGE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George M. Chescheir and Nancy C. Chescheir, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2008.

Stephen B Miller
Notary Public

My Commission Expires: 4/26/2011

STEPHEN B. MILLER NOTARY PUBLIC ORANGE COUNTY, NC