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. 08-1799

Davidson County DEEDWARR
Recvd: 10/21/08 10:10 2 pg
Fees:13.00 Taxes:603.10

20081021-0105440

Property Address: 2704 Nashboro Blvd., Nashville, TN 37217

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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, **Robert D. Miller and Deborah Ann Miller, husband and wife**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jason C. Pantana and Alyssa N. Pantana, husband and wife** hereinafter "Grantees", 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 Unit 273 Nashboro Village at Fairway Pointe Tract 21 Phase Two as shown on plat of record in Plat Book 4660 page 159, and as shown on amended in Instrument No 20031118-0168332, 20050222-0018813, and 20050222-0018814, in the Register's office for Davidson County Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 4660, Page 159, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Marquis Homes LLC, dated April 30, 2007, and recorded May 2, 2007, in the Register of Deeds for the County of Davidson, as Document No. 20060726-0089975.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' 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 $163,000.00 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 18th day of September, 2008.

{Seal}
Robert D. Miller

{Seal}
Deborah Ann Miller

STATE OF Virginia
COUNTY OF Lynchburg City

On this the 18th day of September, 2008, before me the undersigned officer, personally appeared Robert D. Miller and Deborah Ann Miller, 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 #322718

My Commission expires: June 30, 2010

Grantees' Name, Address, Phone:
Jason C. Pantana and Alyssa N. Pantana
2704 Nashboro Blvd.
Nashville, TN 37217

Map and Parcel No: 135-12-0E-273.00 CO

SEND TAX STATEMENTS TO:
City Life Lending Group
8480 Stagecoach Circle
Frederick, MD 21701

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 $163,000.00 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 18 day of September, 2008.

Notary Public
My Commission expires: 9-19-09