THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28497-03-2009** **Record & Return To:** **First Title & Escrow Co., Inc.** **2000 Richard Jones Rd. #110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $187,500.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2009. Notary Public My Commission Expires: CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Roger D. Yates 420 Cedar Forest Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128030A024.00CO

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, **Barry Miller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger D. Yates** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 420 Cedar Forest Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

This is not and has not been the residence of Pilar Cynthia Cometa Javier Miller, spouse of Barry Miller.

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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090023555 DEEDWARR
Recvd: 04/08/09 14:41 3 pgs
Fees:18.00 Taxes:693.75
20090408-0032233

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of April, 2009.

Barry Miller

STATE OF Oregon, COUNTY OF Lane SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barry Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2009.

Carolina Z. Zivney
Notary Public

My Commission Expires: 6-16-09

OFFICIAL SEAL
CAROLINA Z. ZIVNEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 393977
MY COMMISSION EXPIRES JUNE 16, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of First Revision, Cedar Forest, as of record in Plat Book 6900, page 383, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Barry Miller and wife, Monica Miller, by deed dated April 16, 2001, from George E. Burke and wife, Patricia A. Olson Burke, of record in Instrument No. 20010417-0037376, Register's Office for Davidson County, Tennessee. Being further conveyed to Barry Miller, an unmarried man, by quitclaim deed from Monica Miller of record in Instrument No. 20050615-0068323, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. .
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Cedar Forest, of record in Book 6925, page 751, amended in Book 7163, page 686, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6900, page 383, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers of record in Book 5222, page 726, Register's Office for Davidson County, Tennessee.
5. Easement for slope of record in Book 2105, page 448, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7022, page 867, Register's Office for Davidson County, Tennessee.
7. Agreement to obtain dirt recorded in Book 2106, page 233, Register's Office for Davidson County, Tennessee.