BILL GARRETT, Davidson County
Trans:T20090025141 DEEDWARR
Recvd: 04/16/09 10:56 5 pgs
Fees:28.00 Taxes:81.40
20090416-0034540

This Instrument Prepared By:
Kelly L. Worman, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Address New Owner as follows:
C.B. Ragland Company
2720 Eugenia Avenue
Nashville, Tennessee 37211

Send Tax Bills To:
Same

Map-Parcel No.
Part of 118-120-064.00

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

John B Hayes
Affiant

Subscribed and sworn to before me this the 15 day of April, 2009.

Connie Austin
Notary Public

CONNIE AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-2012

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott A. Miller**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **C.B. Ragland Company**, a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)**

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on **Exhibit "B"**.

This is property identified as a portion of Tax Map 118-12, Parcel 64, 0.4 acres, more or less which is to be added to and become a part of Tax Map 118-12, Parcel 65 (which is commonly known as 614 Thompson Lane, Nashville, Tennessee).

**The property herein described is not the usual place of residence of the Grantor, his spouse or dependents.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind himself, his heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS this 15 day of April, 2009.

Scott A. Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of April, 2009.

Connie Austin
Notary Public

My Commission Expires:
5-8-2010




N MBH 689118 v1
2827102-000009 3/18/2009

**EXHIBIT "A"**

BEING A PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE NORTHERLY RIGHT-OF-WAY OF THOMPSON LANE, AND BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO C.B. RAGLAND COMPANY, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, COLONIAL REALTY CO. SUBDIVISION, OF RECORD IN BOOK 5060, PAGE 119, R.O.D.C.;

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 03° 24' 48" EAST, 186.88' TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO SCOTT MILLER OF RECORD IN BOOK 11206, PAGE 826, R.O.D.C.;

THENCE, WITH THE NORTH LINE OF MILLER, SOUTH 82° 26' 14" EAST, 18.57' TO AN IRON SET;

THENCE, WITH A NEW LINE, SOUTH 03° 59' 20" EAST, 15.49' TO AN IRON PIN SET;

THENCE, SOUTH 48° 43' 02" WEST, 14.08' TO AN IRON PIN SET;

THENCE, SOUTH 03° 42' 32" WEST, 159.60' TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY OF THOMPSON LANE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF THOMPSON LANE 7.56', WITH A CURVE TO THE RIGHT, A RADIUS OF 1380.38', AND A CHORD BEARING AND DISTANCE OF, SOUTH 89° 12' 28" WEST, 7.56' TO THE POINT OF BEGINNING, CONTAINING 1701.2 SQUARE FEET OR 0.04 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED SEPTEMBER 10, 2008.

Being a portion of the same property conveyed to Scott A. Miller by Warranty Deed recorded in Book 11206, page 826, Register's Office for Davidson County, Tennessee.

**EXHIBIT "B"**

**Permitted Exceptions**

**THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:**

1. Metropolitan Government and Davidson County Taxes for the year 2009 and subsequent years.

2. All matters shown on Plat recorded as Instrument No. 20090219-0014629, Register's Office for Davidson County, Tennessee.