Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/2

(AFFIX SEAL)

WARRANTY DEED

G-KW-09-1011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Brent Ferrell, Jr.	Paul Brent Ferrell, Jr.	
1011 Bate Avenue	(NAME) 1011 Bate Avenue	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	105-9-261.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK S. MILLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL BRENT FERRELL, JR. AND WIFE, KATHERINE BEDDINGER FERRELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 IN W.S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 LAWRENCE PLAN OF LOTS AS RECORD IN BOOK 57, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 27 FRONTS 50 FEET ON THE SOUTH SIDE OF BATE (FORMERLY CLEVELAND) AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM FARIBOZ FERDOWSI TO MARK S. MILLER AS RECORDED ON THE 14TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080814-0083666 AND WARRANTY DEED FROM VENTURE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP TO FARIBOZ FERDOWSI AS RECORDED ON THE 9TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070309-0029641, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN A MARITAL RESIDENCE - INVESTMENT PROPERTY ONLY.

unimproved ( )
This is improved (X) property, known as 1011 Bate Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

BILL GARRETT, Davidson County
Trans: T20090030197 DEEDWARR
Recvd: 05/06/09 15:37 2 pgs
Fees: 13.00 Taxes: 1257.63
20090506-0041839

Witness my/our hand(s) this 1st day of May, 2009.

Mark S. Miller

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of May, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903