WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Shannon B. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 2009

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon B. Hall (NAME)	**Bank of America, N.A.** (NAME)	04103001600
1314 Dalemere Drive (ADDRESS)	**P. O. Box 660694** (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	**Dallas, TX 75266-0694** (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert P. Miles, Jr. and wife, Jan R. Miles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon B. Hall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) at Nashville, Davidson County, Tennessee described as follows to-wit: Being Lot No. 128 Dalemere Subdivision, Section 6, as of record in Plat Book 3700, Page 22, and amended in Deed Book 6081, Page 682, Register's Office for Davidson County, Tennessee, and more specifically described as follows: BEGINNING at an iron pin in the northerly margin of Dalemere Drive at the common corner of Lot 128 and 136; thence North 3 deg. 30' East 175 feet to a concrete monument; thence North 11 deg. 33' East 189.50 feet to an iron pin; thence North 89 deg. 37' East 35 feet to a concrete monument; thence South 43 deg. 3' East 85.38 feet to an iron pin; thence South 3 deg. 50' East 306.75 feet to an iron pin in the northerly margin of Dalemere Drive; thence with said margin of said drive westerly 122.45 feet to the point of beginning.

Being the same property conveyed to Robert P. Miles, Jr., and wife, Jan R. Miles by Warranty Deed dated May 6, 1994 from Cynthia D. Tubb Lewellen, formerly Cynthia D. Tubbs, a married woman of record in Book 9339, Page 840, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the Plan of Dalemere Subdivision of record in Plan Book 3700, Page 22 as amended in Deed Book 6081, Page 682, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements, building setback lines, etc., if any, as may be set forth thereon; further subject to Deed for Water Line of record in Bock 4024, Page 67, said Register's Office and subject to Restrictive Covenants of record in Book 3922, Page 683, as amended in Book 3931, Page 652, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1314 Dalemere Drive, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand s this 18th day of August 2009

Robert P. Miles, Jr.

Jan R. Miles

BILL GARRETT, Davidson County
Trans:T20090056615 DEEDWARR
Recvd: 08/19/09 09:05 2 pgs
Fees:13.00 Taxes:603.10

20090819-0077909

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 Robert P. Miles, Jr. and wife, Jan R. Miles

the bargainor s, 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 and official seal at Madison, Tennessee, this 18th day of August, 2009.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public