RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20090073909 DEEDWARR
Recvd: 10/30/09 11:11 2 pgs
Fees: 13.00 Taxes: 1400.45
20091030-0100288

STATE OF TENNESSEE
COUNTY OF DAVISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 378,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2009

Notary Public

MY COMMISSION EXPIRES: 8.20.13

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent F. Miller	Access National Mortgage Corp.	MAP 118-01
910 Halcyon Avenue	1800 Robert Fulton Drive #350	PARCEL 329
Nashville, TN 37204	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(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, **Edwin M. Wilson, Jr. and wife, Elizabeth A. Wilson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kent F. Miller, unmarried,** **and Richard D. Miller and wife, Jane F. Miller, all taking title as joint tenants with right of survivorship**

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:

Land in Davidson County, Tennessee, being Lot number 39 on the Plan of D. D. Gale's Kirkwood Addition, as of record in Book 332, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Edwin M. Wilson, Jr. and wife, Elizabeth A. Wilson by deed recorded as instrument number 20051212-0149229, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **910 Halcyon Avenue, Nashville, TN 37204.**

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 hands this the 29th day of October, 2009.

Edwin M. Wilson, Jr.

Elizabeth A. Wilson

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 **Edwin M. Wilson, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2009.

My Commission expires 1-9-12

Notary Public

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 **Elizabeth A. Wilson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2009.

My Commission expires 1-9-12

Notary Public