THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans:T20100021444 DEEDWARR
Recvd: 04/12/10 10:42 2 pgs
Fees:13.00 Taxes:536.50
20100412-0027392

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Sherri Druell
Affiant

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April, 2010

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Rayburn	Access National Mortgage	MAP 091-09-0
6009 Deal Avenue	1800 Robert Fulton, Ste 350	PARCEL 150.00
Nashville, TN 37209	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, **Crystal Lee Miller, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Rayburn and Lauren Brownlee, 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:

Being part of Lot No. 19 on the Plan of the B.F. Cockrill Farm, as of record in Plat Book 161, page 135, Registers Office for Davidson County, Tennessee, being parts of Lot Nos. 17, 18 and 19 on the Plan of W.P. Evan's Subdivision of part of said Lot No. 19 of the B.F. Cockrill Farm, not of record and described according to a survey by E.R. Southgate & Son, Surveyors, dated October 29, 1947, as follows:

Beginning at the southeast corner of Cowan and Deal Avenue; thence with the easterly margin of Cowan Avenue, southwardly 150 feet to the northwest corner of the property conveyed to Clifton Kelley and wife, by deed from Joe V. Dobbs and wife, of record in Book 2302 page 296, Registers Office for Davidson County, Tennessee; thence with the northerly line of said Kelley's property eastwardly 60 feet to the southwest corner of the property conveyed to Henry Broadway and wife, by deed from Joe V. Dobbs of record in Book 2339 page 546, Registers Office for Davidson County, Tennessee; thence with the westwardly line of the said Broadway's property, northwardly 150 feet more or less to the southerly margin of Deal Avenue; thence with said Avenue, westwardly 60 feet to the point of beginning.

Being the same property conveyed to Crystal Lee Miller by deed from Dorothy L. Gilbert, of record in Instrument No. 20060615-0071581, in the Registers Office for Davidson County, Tennessee, dated May 31, 2006. Her spouse, Ethan Fleming Mitchell joins in this conveyance.

This is improved property known as 6009 Deal Avenue, Nashville, TN 37209.

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 () UNIMPROVED(X) IMPROVED property known as **6009 Deal Avenue, Nashville, TN 37209.**

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 the 9th day of April, 2010.

Crystal Lee Miller

Crystal Lee Miller

Ethan Fleming Mitchell

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 **Crystal Lee Miller** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Ethan Fleming Mitchell** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public