BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20100028170 DEEDWARR
Recvd: 05/11/10 09:33 2 pgs
Fees:13.00 Taxes:466.20
20100511-0036038

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 10 day of May, 2010.

Notary Public

My Commission Expires: 1-9-12

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lauren Renee Miles 5106 Illinois Avenue Nashville, TN 37209	FRANKLIN AMERICAN 501 CORPORATE CTR DR FRANKLIN, TN 37067	091-11-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, COREY WALTHALL, AN UNMARRIED MAN, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto LAUREN RENEE MILES, AN UNMARRIED WOMAN, hereinafter called the Grantee, her 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 Nos. 1011 and 1009, Block 165 on the Number 1 Plan of West Nashville, of record in Plat Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Corey Walthall, an unmarried man, by Warranty Deed from Mitchell W. Callis and wife, Carolyn A. Callis, dated May 15, 2002, of record in Instrument No. 20020517-0060846, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: (1) Taxes for 2010 and subsequent years; and (2) All matters set forth on the plan of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

This property is improved property known as 5106 Illinois Avenue, Nashville, Tennessee 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 Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 my hand this 10th day of May, 2010.

COREY WALTHALL
By JAROD TANKSLEY, his attorney-in-fact
Specific Power of Attorney of record in
Instrument No. 20100511 00 36037
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Albert Wayne Crim, a Notary Public in and for the County and State aforesaid, JAROD TANKSLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of COREY WALTHALL, as his attorney-in-fact, as the free act and deed of the within named COREY WALTHALL.

Witness my hand and official seal, this 10th day of May, 2010.

Notary Public

My Commission Expires: 7/5/2011

ALBERT WAYNE CRIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.