THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100038697 DEEDWARR
Recvd: 06/25/10 08:25 2 pgs
Fees:13.00 Taxes:107.30
20100625-0049594

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeffery S. Miller and Julie E. Miller 5854 Fredericksburg Drive Nashville, TN 37215	Same as New Owner	071-12-0-231.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **NFTW, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **JEFFERY S. MILLER and wife, JULIE E. MILLER**, hereinafter called the Grantees, their heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Victory Heights, as of record in Plat Book 1130, Page 97, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Included in the above description but specifically excluded therefrom is that portion of Lot No. 158 conveyed to James L. Carter and wife, Janie S. Carter by Deed from Ottis Carter and wife, Anna S. Carter, which deed is of Record in Book 2027, Page 635, Register's Office for Davidson County, Tennessee described as follows; Being the Northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Easterly margin of Jones Avenue, at the corner of Lot No. 158 and 159, thence with the line between said lots Easterly 150 feet to an iron pin; thence Northerly 58.5 feet to an iron pin in the Southerly margin of Oneida Avenue; thence with the margin of the same, Westerly 102. 25 feet to a point and continuing with the margin of the same, Westerly 22.5 feet to the beginning of a curve, thence around said curve, Southwesterly 37.11 feet to the Easterly margin of Jones Avenue; thence with the margin of the same, southerly 50 feet to the point of BEGINNING.

Being the same property conveyed to NFTW, LLC by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, dated April 26, 2010, of record in Instrument No. 20100428-0032117, Register's Office for Davidson County, Tennessee.

This is improved property known as **708 Oneida Avenue, Nashville, Tennessee 37207** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the authorized representative of the Grantor below, this **17th** day of **June, 2010**:

NFTW, LLC

By: x Authorized Signature

Name: Craig Gerdik

Title: Authorized Signatory

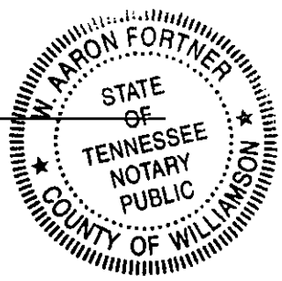
STATE OF TN)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Craig Gerdik, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Authorized Signatory of **NFTW, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of

NFTW, LLC for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2010:

Notary Public



My Commission Expires: 6/29/2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $29,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2010:

Notary Public

My Commission Expires: 6/29/2010

