WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

R-FSBO-10-2690

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20100052591 DEEDWARR
Recvd: 08/24/10 13:30 2 pgs
Fees:13.00 Taxes:111.00
20100824-0066994

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PAR.
Tommy C. Miller	Tommy C. Miller	
2690 Miami Avenue, aka 141 Miami Avenue (ADDRESS)	2690 Miami Avenue, aka 141 Miami Avenue (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	52-9-165.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER WISE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOMMY C. MILLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 76 ON THE MAP OF WOODALE GROVE ANNEX, OF RECORD IN BOOK 547, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FOR THE PURPOSE OF THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT IN NASHVILLE, DAVIDSON COUNTY TENNESSEE, OF RECORD IN BOOK 4002, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 76, SAID POINT BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE EASTERLY ALONG THE PRESENT SOUTHERLY RIGHT-OF-WAY OF MIAMI AVENUE, 100 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 76; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF LOT NO. 76, 52 FEET, MORE OR LESS, TO A POINT IN THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE; THENCE WESTERLY ALONG THE NEW PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI AVENUE 87 FEET TO A POINT IN THE WESTERLY LINE OF LOT 76; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 76, 36 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM EDNA WISE TO ROGER WISE AS RECORDED ON THE 27TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080527-0053579; QUITCLAIM DEED FROM CYNTHIA LIMBAUGH WISE, INDIVIDUALLY AND AS THE ADMINISTRATRIX OF THE ESTATE OF LEANDER A. WISE TO EDNA WISE AS RECORDED ON THE 26TH DAY OF NOVEMBER, 1991 IN BOOK 8495, PAGE 227 AND WARRANTY DEED FROM GEORGE W. DUNN, UNMARRIED TO LEANDER A. WISE AS RECORDED ON THE 9TH DAY OF JUNE, 1986 IN BOOK 6880, PAGE 453, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 110; EASEMENTS OF RECORD IN BOOK 4002, PAGE 772, BOOK 11584, PAGE 932; EASEMENT FOR THE FLOW OF WATERS OF THE CUMBERLAND RIVER; RIGHTS OF UPPER AND LOWER OWNERS TO THE FLOW OF THE WATERS OF THE CUMBERLAND RIVER, FREE FROM DIMINUTION OR POLLUTION; CHANGES IN THE BOUNDARY OF THE LAND RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF THE CUMBERLAND RIVER AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved (X)

This is improved ( ) property, known as 2690 Miami Avenue, aka 141 Miami Avenue, Nashville, Tennessee 37214

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 18th day of August, 2010.

Roger Wise

STATE OF Colorado
COUNTY OF Adams

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Wise, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 12 day of August, 2010.

Notary Public

My Commission Expires:

(SEAL)

ROSA E. MEJIA
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 12/13/2011

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903