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WARRANTY DEED

FROM B. C. & E. BUILDERS, INC.

TO STEPHEN G. MILLER, JR. AND WIFE, ANN OWEN MILLER

KIMBROUGH PITTLITPS COMPANY

The Guaranty Title Co.

DOCUMENTARY

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FORM 103 FOSTER & WEBB CO. ASHEVILLE

For and in Consideration of the sum of ---------- $10.00 ----------

---------- TEN AND NO/100 ---------- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

B. C. & E. BUILDERS, INCORPORATED, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN MADISON, DAVIDSON COUNTY, TENNESSEE AND COMMERCE UNION BANK OF NASHVILLE, TENNESSEE,

---------- have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN G. MILLER, JR. AND WIFE, ANN OWEN MILLER ----------

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 NO. 37 ON THE MAP OF MAPLECREST SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 FRONTS 70 FEET ON THE SOUTHERLY SIDE OF MAPLECREST DRIVE AND RUNS BACK BETWEEN LINES 150.5 FEET ON THE EASTERLY LINE AND 150.6 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO B. C. & E. BUILDERS, INC. FROM J. R. COARSEY, TRUSTEE, DATED NOVEMBER 9, 1950, OF RECORD IN BOOK 1911, PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said STEPHEN G. MILLER, JR. AND WIFE, ANN OWEN MILLER

THEIR ---------- heirs and assigns, forever.

And ~~B. C. & E. BUILDERS, INC.~~ /DOES ~~XXX~~ do covenant with the said STEPHEN G. MILLER, JR. AND WIFE, ANN OWEN MILLER that IT IS lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. COMMERCE UNION BANK BEING THE LAWFUL HOLDER OF A NOTE IN THE PRINCIPAL SUM OF $8,100.00 SECURED BY A DEED OF TRUST TO J. R. COARSEY, TRUSTEE AND OF RECORD IN BOOK 1911, PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, JOINS HEREIN FOR THE PURPOSE OR RELEASING ITS LIEN ON THE PROPERTY DESCRIBED HEREIN AND FOR NO OTHER PURPOSE.

And B. C. & E. BUILDERS, INC., DOES

~~XXX~~ further covenant and bind ITSELF, ITS SUCCESSORS ~~XXXXX~~ heirs and representatives, to warrant and forever defend the title to the said land to the said STEPHEN G. MILLER, JR. AND WIFE, ANN OWEN MILLER, THEIR heirs and assigns against the lawful claims of all persons whomsoever.