*Pick-Up by Cohen & Cohen

BOOK 10646 PG 486

This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Robert E. Miller, Jr.<br>and wife, Shari L. Miller<br>1415 Winthorne Drive<br>Nashville, TN 37217 | SAME | Map and Parcel:<br>120-9-101 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ALVIN Y. NANCE, SR. and wife, ALMA E. NANCE, (the "Grantors") has bargained and sold, and by these presents does transfer and convey unto ROBERT E. MILLER, JR. and wife, SHARI L. MILLER (the "Grantees"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

Being Lot No. 5A65, on the Plan of Glengarry Park, Section 5A, as shown on plat of record in Book 3300, page 58, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and being the same property known as 1415 Winthorne Drive.

Being the same property conveyed to Alvin Y. Nance, Sr. and wife, Alma E. Nance, by quitclaim deed of record in Book 10475, page 823, and as re-recorded in Book 10521, page 896 and Book 10539, page 283, Register's Office for Davidson County, Tennessee.

The street address of the property is 1415 Winthorne Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantors do covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and those items listed on Exhibit "A", attached hereto. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 hands this 10th day of October, 1997.

Alvin Y. Nance Sr.
ALMA E. NANCE, attorney-in-fact
for ALVIN Y. NANCE, SR.

Alma E. Nance
ALMA E. NANCE, Individually

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alma E. Nance, attorney-in-fact for Alvin Y. Nance, Sr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of October, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Yolanda Lamarr
NOTARY PUBLIC

My Commission Expires: 11/28/98

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alma E. Nance, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of October, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Yolanda Lamarr
NOTARY PUBLIC

My Commission Expires: 11/28/98

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $100,000.00.

Alma E. Nance
Affiant

Subscribed and sworn before me this 10th day of September, 1994.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Yolanda Lamarr
NOTARY PUBLIC

My Commission Expires: 11/28/98

\misc\nan-deed.wd

BOOK 10646 PG 488

**EXHIBIT "A"**

1. 1997 property taxes, a lien which is not yet due and payable.

2. Restrictions and easements as contained in Book 3377, page 567 and Book 1788, page 349, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat recorded in Book 3300, page 58, said Register's Office.

0359152

IDENTIFICATION REFERENCE

97 OCT 15 PM 1:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0043 10/15 0101 03CHECK 383.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10640 PG 489

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 100000.00

CON TX 370.00

PRFEE 1.00

WDEED 12.00

TOTAL 383.00

CHECK 383.00

10/15/97 01 13:05 0001 0043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0359152 IDENTIF. & REFERENCE

97 OCT 15 PM 1:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1209343