THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 11406 PG. 687

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of value whichever is greater, for this transfer is $81,500.00.

Affiant

Subscribed and sworn to before me this the 24th day of March, 1999.

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:

Janice K. Miller
447 Summit Ridge Place
Nashville, Tennessee 37215

Send Tax Bills To:

Map-Parcel Numbers

Map 131-05-0B
Parcel 447.00CO

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, William Joseph Ehrhart, Jr., beneficiary under the terms of the Last Will and Testament of Marion Elizabeth Ehrhart, and Executor of the Estate of Marion Elizabeth Ehrhart, Deceased,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Janice K. Miller, unmarried,** 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 Unit No. 447, on the Plan of Four Seasons, a condominium development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth on the Master Deed establishing Four Seasons, a condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marion E. Ehrhart by deeds of record in Book 7051, Page 936, and Book 6955, Page 879, Register's Office for Davidson County, Tennessee.

The said Marion E. Ehrhart being one and the same as Marion Elizabeth Ehrhart, having since died testate, Davidson County Probate No. 94P-1082, and her will of record in Will Book 192, Page 20, Probate Court for Davidson County, Tennessee, her date of death being July 4, 1994. William Joseph Ehrhart, Jr. being the beneficiary of the aforedescribed tract of property in the aforesaid Last Will dated February 28, 1994, and he further being the Executor of said estate.

The spouse of William Joseph Ehrhart, Jr., Jana Odom, joins in this instrument to convey any and all marital interest she might possess in and to the aforedescribed tract of land.

This is improved property known as 447 Summit Ridge Place, Nashville, Tennessee 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness our hands this 24th day of March, 1999.

WILLIAM JOSEPH EHRHART, JR.,
Individually and as Executor of the
Estate of Marion Elizabeth Ehrhart,
Deceased

JANA ODOM, Spouse of William Joseph
Ehrhart, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named William Joseph Ehrhart, Jr., individually, and wife, Jana Odom, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 24th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named William Joseph Ehrhart, Jr., Executor of the Estate of Marion Elizabeth Ehrhart, Deceased, the 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 seal at Brentwood, Tennessee, this 24th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 447, on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth on the Master Deed establishing Four Seasons, A Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Joseph Ehrhart, Jr. and Marion E. Ehrhart, by deed from Four Seasons Associates, Inc., a Tennessee corporation, of record in Book 6955, page 879, Register's Office for Davidson County, Tennessee. The said William Joseph Ehrhart, Jr. having conveyed his rights and interests in said property to Marion E. Ehrhart, of record in Book 7051, page 936. The said Marion E. Ehrhart having since died testate, her will of record in Will Book 192, page 20, Probate Court for Davidson County, Tennessee.

056759
IDENTIFICATION
FLORENCE
99 MAR 30 PM 2:0
8
ER
H.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11406 PG. 690

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	CFEE	COMPUTER FEE	PROBFEE	PROBATE FEE

0567519

IDENTIFICATION REFERENCE

99 MAR 30 PM 2:08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444446