Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1307

BOOK 11485 PG. 197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Richard M. Bowden, and wife, Karen L. Bowden, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Richard D. Miller, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Kenmore Place, a Plan which is of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard M. Bowden and Karen L. Bowden by deed of record in Book 6316, Page 199, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 1245 McGavock Pike, Nashville TN 37216.

05887733
99 MAY 19 PM 1:50
ALL TAXES PAID AS OF THIS DATE
DAVIDSON COUNTY, TN.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of May, 1999

Richard M. Bowden

Karen L. Bowden

State of Tennessee)
County of Davidson)

On this 19th day of May, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard M. Bowden and Karen L. Bowden, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/23/02

BOSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 142,500.00.

Affiant

Sworn and subscribed before me on this the 19th day of May, 1999.

Notary Public

My Commission Expires: 3/23/02

BOSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires

NEW OWNER:
Richard D. Miller
1245 McGavock Pike
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
72-7-174

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11485** PG. **199**

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	PRFEE - PROBATE FEE

0588733

IDENTIFICATION REFERENCE

98 MAY 19 PM 1:50

GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible] 1462525.00
[illegible] 327.25
[illegible] 1.00
[illegible] 5.00
[illegible] 2.00
[illegible] 538.25
[illegible] 138.25
[illegible] 7911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462525