File: Box 9B
First Title and Escrow Company, Inc.

#16667

BOOK 11609 PAGE 633

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 1999.

Notary Public

My Commission Expires:_____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 23 2000

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 AUG -6 PM 1:37

RECEIVED
DAVIDSON COUNTY, TENN.

RECORDING REFERENCE 06213355

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph G. Miller
123 Clarendon Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 116-10-017

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Therese Ann Tlapek and husband, William Herbert Owens, Jr.** hereinafter referred to as Grantor, hereby transfers and conveys to **Joseph G. Miller, a single man** hereinafter referred to as Grantee, his 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 part of Lot No. 28 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, page 57 and 58, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated March 23, 1929, of record in Plat Book 547, page 195 as follows:

Beginning on the southerly margin of Sutherland Avenue at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, southwardly 190 feet; thence westwardly 51.9 feet to a corner of the property conveyed to Johnson Bransford by deed from Bransford Realty Company, of record in Book 855, page 60, said Register's Office; thence with said John Bransford's northerly line, northwestwardly 71.5 feet, more or less, to the easterly margin of Clarendon Avenue, extended; thence northwardly with the easterly margin of same, on a curve to the left with a radius of 145 deg. a distance of 53.7 feet; thence northwardly 17.5 feet; thence on a curve to the right with a radius of 80 deg. a distance of 113.2 feet to the southerly margin of Sutherland Avenue; thence with same, eastwardly 24.3 feet to the beginning.

2120-00 0207 08/30/99 01:01 03CHECK

Being the same property conveyed to Therese Ann Tlapek and husband, William Herbert Owens, Jr. by Warranty Deed from Julie H. Barnett, unmarried of record in Book 10412, page 885 in the Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 123 Clarendon Avenue, Nashville, Tennessee 37205.

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**, his 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, unless otherwise herein set out; 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**, his 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 hand this 29th day of July, 1999.

Therese Ann Tlapek

Therese Ann Tlapek

William Herbert Owens, Jr.

William Herbert Owens, 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 Therese Ann Tlapek and William Herbert Owens, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 1999.

Notary Public

10/22/01

My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 635

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

0621355

IDENTIF. & REFERENCE

99 AUG -6 PM 1:37

REGISTER
COUNTY, TN.

CAMT
570000.00
CON TX 2109.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2120.00
CHECK 2120.00

08/06/99 01 13:43 0001 2907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501101