Instr:200002280019209 Page: 1 OF 2
REC'D FOR REC 02/28/2000 2:39:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 17020** **File Box 9B** **First Title & Escrow Co., Inc.**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 24th day of FEBRUARY, 2000. Notary Public My Commission Expires:

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

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KHOURY BROTHERS, LLC 4009 HILLSBORO PIKE, #111 NASHVILLE, TN 37215	SAME	MAP 157-8-A PAR 26.00 CO FB 07D 41134

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD M. MILLER, SR. AND WIFE BETTY RUTH RANDOLPH MILLER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KHOURY BROTHERS, LLC , A Tennessee Limited Liability Company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at LOT 26, also known as 14 Middleton Park Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of FEBRUARY, 2000.

Richard M. Miller Sr. — Betty Ruth Randolph Miller

RICHARD M. MILLER, SR. — BETTY RUTH RANDOLPH MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD M. MILLER, SR. AND WIFE, BETTY RUTH RANDOLPH MILLER, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of FEBRUARY, 2000.

My Commission Expires: _____ Notary Public

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

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard M. Miller, Sr. and wife, Betty Ruth Randolph Miller by deed from Mary Catherine Obolensky, Trustee for Octavia Willing Davidovna as to a 50% interest and for Natalya Elisabeth Davidovna as to a 50% interest of record in Book 11242, page 917, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 10714, page 744; (3) Agreement of record in Book 6505, page 881; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 900, said Register's Office.