Instr:20000329003154S Page: 1 OF 2
REC'D FOR REC 03/29/2000 1:08:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $148.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of March, 2000.

Notary Public

My Commission Expires: 10/22/00

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elisabeta G. Gheorghe and Constantin I. Gheorghe
5.2 acres Cub Creek Road
Nashville, Tennessee

SEND TAX BILLS TO:
135 Williamsburg West Court
Nashville, TN 37221

MAP-PARCEL NUMBERS:
Part of Map/Parcel: 077-00-0-022.00

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, **Paul Dean Miller and Mary Helen Miller Luck, tenants in common** hereinafter referred to as Grantors, hereby transfer and convey to **Elisabeta G. Gheorghe and husband, Constantin I. Gheorghe,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located south of Cub Creek Road, west of River Road, and Parcel 22 on Map 77 as evidenced in Deed Book 8895, page 188 as evidenced in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at a point located on the centerline of Cub Creek Road said point being the northeast corner of the herein described tract and said point being the northwest corner of Marciuc (Parcel 81) as evidenced in instrument number 200001210007430 RODCT, thence:

1) along the line common to the property herein described and to Parcel 81, South 35 degrees 27minutes 39 seconds East, passing a iron pin at a distance of 25.00 feet, and passing a second iron pin at a distance of 409.23 feet, a total distance of 459.23 feet to a point in the center of Cub Creek, said point being the southeast corner of the property herein described and said point being the southwest corner of Marciuc and said point being in the line of Hillman (Parcel 21) as evidenced in Deed Book 5802, page 942 RODCT, thence:

2) with the center of Cub Creek South 33 degrees 12 minutes 16 seconds West a distance of 84.05 feet to a point, said point being common to the property herein described and to hillman, thence:

3) continuing with the center of Cub Creek South 54 degrees 16 minutes 08 seconds West a distance of 210.49 feet to a point, said point being common to the property herein described and to Hillman, thence:

4) continuing with the center of Cub Creek South 64 degrees 14 minutes 01 seconds West a distance of 144.54 feet to a point, said point being common to the property herein described and to Hillman, thence:

5) continuing with the center of Cub Creek South 64 degrees 55 minutes 44 seconds West a distance of 61.08 feet to a point, said point being the southwest corner of the property herein described and said point being the southeast corner of Curtis (Parcel 80) as evidenced in Deed Book 11474, page 867, thence;

6) leaving the center of Cub Creek, following the line common with Curtis North 35 degrees 20 minutes 09 seconds West a distance of 457.13 feet to an iron pin on the centerline of Cub Creek Road, said point being the northwest corner of the property herein described and said point being the northeast corner of Curtis, thence:

7) leaving the Curtis line, following along centerline of Cub Creek Road North 54 degrees 44 minutes 10 seconds East a distance of 490.33 feet to a point, the BEGINNING, containing 5.427 acres, more or less, according to a survey by Jesse E. Walker RLS, PE.

Being a portion of the same property conveyed to Paul Dean Miller and Mary Helen Miller Luck as tenants in common by Quitclaim Deed from Charles Ide Miller of record in Book 8895, page 188 in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien 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. GRANTEE takes the property subject to roll-back taxes.

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 unimproved property known as 5.2 acres Cub Creek Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 **GRANTEES**, their 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 24th day of March, 2000.

Paul Dean Miller

Mary Helen Miller Luck

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 Paul Dean Miller, and, and Mary Helen Miller Luck, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2000.

Notary Public

My Commission Expires: 10/22/01

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