Instr:200004030033166 Page: 1 OF 2
REC'D FOR REC 04/03/2000 3:52:10PM
RECORD FEE: $11.06
M. TAX: $0.00 T. TAX: $277.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X Sharron E. Newble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sharron E. Newble (NAME) | Franklin American Mortgage (NAME) | MAP 61-5A |
| 426 Lemont Drive (ADDRESS) | 501 Corporate Centre Dr.,Ste 400 (ADDRESS) | PARCEL 11 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brenda Bragg Miller and husband, Ronald W. Miller, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharron E. Newble

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 30 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, Page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

BEING the same property conveyed to Brenda B. Laws, unmarried, by deed from Fox Ridge Homes, Inc., of record in Book 7829, Page 329, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed by Quitclaim Deed to Brenda Bragg, of record in Book 8744, Page 329, Register's Office for Davidson County, Tennessee. Brenda Bragg having since married and is now known as Brenda Bragg Miller. Ronald Wayne Miller, husband of Brenda Bragg Miller, having since quitclaimed his interest to Brenda Bragg, by Quitclaim Deed of record in Book 10400, Page 362, Register's Office for Davidson County, Tennessee.

Brenda B. Laws, Brenda Bragg and Brenda Bragg Miller are all one and the same person.

Ronald W. Miller, husband of Brenda Bragg Miller, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property, both now, or in the future.

unimproved ( )
This is improved ( X ) property, known as 426 Lemont Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 31st day of March, 2000

X Brenda Bragg Miller
Brenda Bragg Miller

X
Ronald W. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Bragg Miller and husband, Ronald W. Miller

the bargainor S, 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 official seal at Goodlettsville Tennessee, this 31st day of March 2000

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public