This instrument prepared by:
A. RUSSELL BROWN, Attorney at Law
112 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER AND OWNER:
GERALD MILLER, Sr.
25731 Morales
Mission Viejo, CA 92691

Instr:200004140037633 Page: 1 OF 2
REC'D FOR REC 04/14/2000 9:16:03AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $185.00

MAP: 53-3 PARCEL: 119

FOR AND IN CONSIDERATION of FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00) cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, WE, ***W. MICHAEL KENNEDY and wife, NANCY C. KENNEDY,*** have bargained and sold, and by these presents do transfer and convey unto ***GERALD MILLER, Sr., his heirs*** and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 119, Section C, on the Plan of Village of Old Hickory, as recorded in Plat Book 1424, page 66, Register's Office of Davidson County, Tennessee.

Said Lot No. 119 fronts 57.0 feet on the westerly side of Elliston Street and extends back between parallel lines measuring 60.0 feet to a dead line at the rear measuring 57.0 feet thereon.

Being the same property conveyed to W. Michael Kennedy and wife, Nancy C. Kennedy by deed dated 12/13/82, of record in Book 5989, Page 371, Register's Office of Davidson County, Tennessee.

Possession date of deed.

2000 taxes are to be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to ***GERALD MILLER, Sr.,*** his heirs and assigns, forever. And we covenant with the said, ***GERALD MILLER, Sr.,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ***GERALD MILLER, Sr.,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 3rd day of April, 2000.

W. Michael Kennedy
W. MICHAEL KENNEDY

Nancy C. Kennedy
NANCY C. KENNEDY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, a Notary Public in and for said State and county, personally appeared ***W. MICHAEL KENNEDY and wife, NANCY C. KENNEDY,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Gallatin, Tennessee, this the 3rd day of April, 2000.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/4/2003

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 3rd day of April, 2000.

REGISTER OR NOTARY
MY COMMISSION EXPIRES: 1/4/2003

ST/RE-2224