Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011124

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Downtown Development Realty, LLC	Owner	Map 146-15-0
(NAME) 611 Commerce Street, Suite 2602	(NAME)	Parcel 075.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ROBERT A. MILLER, sole heir at law, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto DOWNTOWN DEVELOPMENT REALTY, LLC , hereinafter called the GRANTEE(S), their 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 Lot No. 97 on the Plan of Haileywood Estates, Section VI, of Record in Book 2331, page 158, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 97 fronts 186.3 feet on the southeasterly margin of Devon Drive and runs back between lines measuring 175.2 feet on the northeasterly line and 283.5 feet on the southwesterly line to a dead line measuring 147.00 feet thereon.

Being the same property conveyed to Chester C. Miller and wife, Dorothy A. Miller by Warranty Deed from Allie P. Wood, a widow dated April 27, 1967, and of Record in Book 4128, page 271, Register's Office for Davidson County, Tennessee. The said Chester C. Miller having since predeceased wife, Dorothy A. Miller. The said Dorothy A. Miller having since died leaving Robert A. Miller as her sole heir at law.

Subject to all matters as shown on Plat Book 2331, page 158, Register's Office for Davidson County, Tennessee; and Restrictive Covenants of record in Book 2634, page 612, said Register's Office.

unimproved ( )
This is improved(X) property, known as 635 Devon Drive, Nashville, TN 37220
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 20th day of April, 2000.

Robert A. Miller

STATE OF TENNESSEE COUNTY WILLIAMSON

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Robert A. Miller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 20th day of April, 2000.

Notary Public

My commission expires:

Instr:200004250040512 Page: 1 OF 1
REC'D FOR REC 04/25/2000 8:22:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $577.20