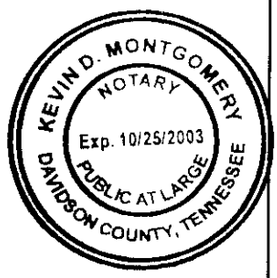
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2000

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Instr:200006300065051 Page: 1 OF 2
REC'D FOR REC 06/30/2000 9:41:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $506.90

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony D. Miller (NAME)	Fifth Third Mortgage Company (NAME)	MAP 105-13
1213 Elmwood Avenue (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 121
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (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, Margaret L. Berry, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony D. Miller, unmarried

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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 80 in the Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 80 fronts 50 feet on the southerly side of Elmwood Avenue and extends back between parallel lines 188 feet to an alley.

Being the same proeprty conveyecd to Prince A. Berry and wife, Margaret Berry by deed from R.S. Reynolds, a widower, of record in Book 5078, page 910, said Register's Office. Prince A. Berry has since died vesting title solely in the name of Margaret Berry.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 34, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1213 Elmwood Avenue, Nashville, Tennessee 37212
(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 my hand this 28th day of June, 2000

Margaret L. Berry
Margaret L. Berry

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 Margaret L. Berry, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of [illegible], 2000.

Commission expires _____

KEVIN D. THOMPSON NOTARY PUBLIC Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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