THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17609**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00 Affiant Subscribed and sworn to before me, this 8th day of December, 2000. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Mr./Mrs. Curtis J. Hagenau 2414 Abbott Martin Road Nashville, Tennessee 37215	**Send Tax Bills To:** Suntrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** MAP 117-13 PAR 90 FB 07DA 39565

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM N. MILLER AND WIFE, DEBORAH MILLER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CURTIS J. HAGENAU AND WIFE, APRIL H. HAGENAU ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2414 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2000.

WILLIAM N. MILLER, BY DEBORAH MILLER, ATTORNEY-IN-FACT BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

DEBORAH MILLER

Davidson County DEEDWARR
Recvd: 12/11/00 12:03 3pgs
Fees:15.00 Taxes:1184.00

20001211-0121791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DEBORAH MILLER, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2000.

My Commission Expires: _____

Notary Public

My Commission Expires September 30, 2003

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH MILLER, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said WILLIAM N. MILLER and is authorized by the said WILLIAM N. MILLER to execute this instrument on HIS behalf.

Witness my hand, at Office, this 8th day of December, 2000.

My commission expires:

_____

_____
Notary Public

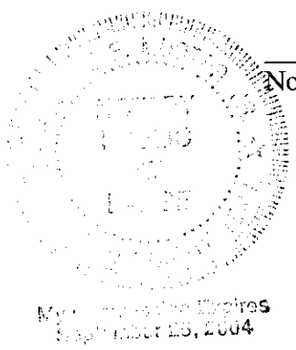


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Woodmont Estate Number 2, as of record in Plat Book 1130, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William N. Miller and wife, Deborah Miller by deed from Ronald B. Rice, an unmarried person of record in Book 11767, page 55, said Register's Office.

This conveyance is made subject to (1) Easement of record in Book 3914, page 109; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 99, said Register's Office.