WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th Day of December, 2000.

Notary Public

MY COMMISSION EXPIRES: 11/17/02 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/21/00 09:40 2pgs
Fees:11.00 Taxes:362.60
20001221-0125013

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Chapman and Rita Chapman	New Owners	Map 119
(NAME) 500 Timmons Street	(NAME)	Group 13
(ADDRESS) Nashville, TN 37211	(ADDRESS)	Parcel 119
(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, **Matthew B. Miller, and wife and Lee A. Miller**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steve Chapman and Rita Chapman, husband and wife** 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:

Being all of Lot No. 31, College Heights Subdivision, according to the plat thereof, recorded in Plat Book 332, Page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Matthew B. Miller and wife, Lee A. Miller by Warranty Deed of record in Book 11768, page 18, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 332, page 19; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 500 Timmons Street Nashville TN 37211
(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 and 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 agreeing to pay said tax when due; 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 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 11th Day of December, 2000.

Matthew B. Miller by Martha B. Maynard

Matthew B. Miller
By: Martha B. Maynard, attorney in fact

Lee A. Miller by Martha B. Maynard

Lee A. Miller
By: Martha B. Maynard, attorney in fact

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 11th day of December, 2000, before me personally appeared Martha B.Maynard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Matthew B. Miller and Lee A. Miller and is authorized to execute this instrument, by virtue of power of attorneys being recorded simultaneously herewith, of the Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 11th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 11/17/02