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. 17778**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $128,600.00. Affiant Subscribed and sworn to before me this 16th day of MARCH, 2001. Notary Public My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY TENN. LARGE

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Lanie M. Miller 408 Springtime Court Antioch, Tennessee 37013	Bank Of America P.O. Box 650071 Dallas, Texas 75265-0071	MAP 150-7 PAR 146 FB 02DX 4777

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, GERALD R. CHASE, MARRIED AND DAVID R. CHASE, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LANIE M. MILLER, UNMARRIED ("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 408 Springtime Court, Antioch, Tennessee 37013.

DAISY CHASE, the spouse of GERALD R. CHASE, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said GERALD R. CHASE.

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 16th day of MARCH, 2001.

GERALD R. CHASE

DAVID R. CHASE

DAISY CHASE

Davidson County DEEDWARR
Recvd: 03/19/01 10:48 2pgs
Fees:11.00 Taxes:475.82

20010319-0025880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GERALD R. CHASE, DAISY CHASE AND DAVID R. CHASE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of MARCH, 2001.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: _____ Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section Four-A "The Country", as of record in Plat Book 5200, pages 138 and 139, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David R. Chase and Gerald R. Chase, as joint tenants with right of survivorship by deed from Mary F. Lankford and Paul E. Spires, as joint tenants with right of survivorship of record in Book 10241, page 415, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5404, page 770; and (3) All matters appearing on the Plan of record in Plat Book 5200, pages 138 and 139, said Register's Office.