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. 17781**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $69,900.00. Affiant Subscribed and sworn to before me this 16th day of MARCH, 2001. Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Alex Stephen Themelis 4958 Edmondson Pike, B-7 Nashville, Tennessee 37211	**Send Tax Bills To:** Bank Of America P.O. Box 650071 Dallas, Texas 75265-0071	**Tax Information:** MAP 147-7-B PAR 7.00 CO FB 06DU 27536

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, LANIE M. MILLER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALEX STEPHEN THEMELIS, 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 4958 Edmondson Pike, B-7, Nashville, Tennessee 37211.

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.

LANIE M. MILLER

Davidson County DEEDWARR
Recvd: 03/19/01 10:52 2pgs
Fees:11.00 Taxes:258.63
20010319-0025886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LANIE M. MILLER, 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, at office, this 16th day of MARCH, 2001.

My Commission Expires: _____ Notary Public

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

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B-7 on the Plan of Woodlea Place Townhomes, as of record in Plat Book 5050, page 101, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lanie M. Miller, single by deed from Home Purchase Company of record in Book 9809, page 153, 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 5197, page 544; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 101, said Register's Office.