THIS INSTRUMENT WAS PREPARED BY:
KIRK C. WAITE, ATTORNEY
NEW SOUTH ESCROW
7100 EXECUTIVE CENTER DRIVE
BRENTWOOD, TN 37024-2127

Davidson County DEEDWARR
Recvd: 04/26/01 14:08 2pgs
Fees:11.00 Taxes:365.56
20010426-0042219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,800.00

AFFIANT

ROBERT L. PHILLIPS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 04/20/01

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/13/04

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Betty B. Scherer	SAME	096-16--A
210 Lakebrink Drive		087.00
Nashville, TN 37214		

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **JEFFREY J. MILLER AS ATTORNEY IN FACT FOR JOHN D. MILLER AND WIFE, ANITA L. MILLER** herein referred to as **Grantors for and in consideration of the sum of NINETY EIGHT THOUSAND EIGHT HUNDRED AND 00/100 ($98,800.00) Dollars paid by BETTY B. SCHERER AND CAROLYN GILLESPIE, tenants in common with the right of survivorship, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, heirs, successors, and assigns forever:**

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Larchwood, Phase One A, Section Four, of record in Plat Book 6200, Page 924, Amended in Book 6900, Page 843, Register's Office for Davidson County.

Being the same property conveyed to John D. Miller and wife, Anita L. Miller by Deed from James L. Stacks and wife, Gay Renee Stacks of record in Book 9874, page 946, Register's Office for Davidson County, Tennessee, date executed 11-30-95, date filed 12-1-95.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions:

1. **Subject to all matters on plan of record in Plat Book 6200, Page 924 Register's Office for Davidson County, Tennessee.**

2. **Subject to Restrictive Covenants of record at Book 6299, Page 152, re-recorded in Book 6301, page 82, amended in Book 6391, page 449, Book 7434, page 620, Book 8032, page 432, Book 7792, page 540, and Book 9827, page 12, Davidson County Register's Office.**

3. **Subject to By-Laws in Book 6299, Page 166, re-recorded in Book 6301, Page 96, Book 6873, Page 939, Book 7271, Page 342, said Register's Office.**

This is unimproved (_) improved (X) property, known as 210 Lakebrink Drive, Nashville, Tennessee, 37214.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto

belonging to said Grantees,their heirs and assigns, forever; and Grantors does covenant with said Grantees that Grantors is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantors does further covenant and bind themselves, their heirs, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand and seal this 20th day of April, 2001.

John D. Miller By: Jeffrey J. Miller, Attorney in Fact

Anita L. Miller By: Jeffrey J. Miller, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey J. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John D. Miller and wife, Anita L. Miller under a power of attorney, and is authorized by John D. Miller and wife, Anita L. Miller to execute this instrument on behalf of John D. Miller and wife, Anita L. Miller.

Witness my hand and seal this 20th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 2/13/04

ROBERT L. PHILLIPS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TEXAS