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| **THIS INSTRUMENT PREPARED BY:**<br>MUDTER & PATTERSON<br>ATTORNEYS-AT-LAW<br>2000 Richard Jones Rd., Ste. 110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 17761 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $226,000.00<br><br>Dolly Peay<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April, 2001.<br><br>Catherine M. Wood<br>Notary Public<br><br>My Commission Expires: 9-25-2004 |

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

## WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| EMILY G. MILLER | NEW OWNER | 117-9-B |
| 108 LONGWOOD PLACE | | 5.00 CO |
| NASHVILLE, TN 37215 | | 7DA79617 |

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, KEVIN G. LYDON, SUCCESSOR TRUSTEE OF THE COLLEEN LYDON LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF COLLEEN LYDON, DATED MAY 14, 1996, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EMILY G. 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 108 Longwood Place, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2001.

Kevin G. Lydon, Trustee
KEVIN G. LYDON

Davidson County DEEDWARR
Recvd: 05/03/01 11:13 2pgs
Fees:11.00 Taxes:836.20
20010503-0045508

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF ~~DAVIDSON~~ ST. CHARLES

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

Witness my hand, at office, this 30th day of April, 2001.

My Commission Expires: 8/1/03

Michelle K. Moss
Notary Public

MICHELLE K. MOSS
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Aug. 1, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Longwood, as of record in Plat Book 5200, page 86, amended in Book 5419, page 183, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Colleen Lydon, Trustee of the Colleen Lydon Living Trust, established by the Revocable Trust Agreement of Colleen Lydon, dated 5/14/96 by quitclaim deed from Thomas M. Lydon and wife, Colleen Lydon of record in Book 10059, page 585, said Register's Office. Collen Lydon has since died.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5344, page 353, amended in Book 5980, pages 667 and 681; (3) Easement of record in Book 6925, page 836; (4) Dedication of common area of record in Book 5717, page 64; (5) Charter of record in Book 5662, page 143; and (6) All matters appearing on the Plan of record in Plat Book 5200, page 86, amended in Book 5419, page 183, said Register's Office.