Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

Davidson County DEEDWARR
Recvd: 05/07/01 08:18 3pgs
Fees:15.00 Taxes:869.50
20010507-0046469

Name and Address of Property Owner:

Jack L. Gaw
405 Chesterfield Avenue
Nashville, TN 37212

Send Tax Bills to:

First Horizon Home Loan Corporation
P O Box 630387
Irving, TX 75063

Property Address:

405 Chesterfield Avenue
Nashville, TN 37212

Map/Parcel #:

104-10-120

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **May, 2001** between **Thomas Patrick Miller, Jr., Mary Ann Miller Beavin, Lawrence Michael Miller, John Robert Miller, and Timothy Joseph Miller,** GRANTORS, and **Jack L. Gaw, an unmarried man,** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS' right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

Beginning on the westerly side of Chesterfield Avenue 75 feet southwardly from Marlborough Avenue and running thence south 41° west 100 feet to a point; thence south 35-1/2° west 99 feet and 9 inches to a point; thence parallel with Chesterfield Avenue, south 46-1/2° east 85 feet to a stake in the southerly line of the original lot; thence north 35° east, 200 feet to Chesterfield Avenue; and thence with said Avenue, north 48-1/2° west 75 feet to the point of beginning.

Being the same property conveyed to Thomas P. Miller and wife, Dorothy B. Miller by deed from Breck R. Rightor, Jr. and wife Frankie M. Rightor, of record in Book 4880, page 951, Register's Office for Davidson County, Tennessee.

The said Thomas P. Miller died a citizen and resident of Nashville, Davidson County, Tennessee on October 6, 1990, leaving the said Dorothy B. Miller as surviving tenant by the entirety. Dorothy B. Miller, a citizen and resident of Nashville, Davidson County, Tennessee died on September 29, 1994, and in her Last Will and Testament appearing of record in Book 9991, page 909, Register's Office for Davidson County, Tennessee, she devised all her right, title and interest in said real property to her five children, Thomas Patrick Miller, Jr., Mary Ann Miller Beavin, Lawrence Michael Miller, John Robert Miller, and Timothy Joseph Miller.

This conveyance is subject to any and all existing restrictions and easements of record.

Property address: 405 Chesterfield Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTORS do covenant and agree with the said GRANTEE that GRANTORS are lawfully seized and possessed of the said real estate and that GRANTORS have a good and lawful right to sell the same. The GRANTORS further covenant that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto GRANTORS will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 3rd day of May, 2001.

Thomas Patrick Miller, Jr.
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Thomas Patrick Miller, Jr.**, 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.

WITNESS my hand and official seal, at Nashville, Tennessee, this the 3rd day of May, 2001.

Notary Public

My Commission Expires: 7-26-2003

SHEILA K. LIVESAY NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Mary Ann Miller Beavin
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Mary Ann Miller Beavin**, 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 and official seal, at Nashville, Tennessee, this the 3rd day of May, 2001.

Notary Public

My Commission Expires: 7-26-2003

SHEILA K. LIVESAY NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

Lawrence Michael Miller
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Lawrence Michael 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.

WITNESS my hand and official seal, at Nashville, Tennessee, this the 3rd day of May, 2001.

Notary Public

My Commission Expires: 7-26-2003

SHEILA K. LIVESAY NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

John Robert Miller
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **John Robert 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.

WITNESS my hand and official seal, at Nashville, Tennessee, this the 3rd day of May, 2001.

Notary Public

My Commission Expires: 7-26-2003

Timothy Joseph Miller
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Timothy Joseph 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.

WITNESS my hand and official seal, at Nashville, Tennessee, this the 3rd day of May, 2001.

Notary Public

My Commission Expires: 7-26-2003

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$235,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of May, 2001.

Notary Public

My Commission Expires: 7-26-2003