PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42354
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/23/01 15:09 2pgs
Fees:11.00 Taxes:728.90
20010523-0053676

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd A. Roycroft Lynn E. Roycroft 5221 Beech Ridge Road Nashville, TN 37221	Suntrust Bank 201 Fourth Ave. N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 155-15-A-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 197,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edwin Miller and spouse, Deborah Miller,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd A. Roycroft and spouse, Lynn E. Roycroft,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Stonemeade Subdivision, Section II of record in Book 7900, Page 525 Register's Office for said County.

Said Lot No. 129 fronts 97.34 feet on the southerly margin of Beech Ridge Road and extends back 119.64 feet on the easterly line and 107.00 feet on the westerly line to a dead line in the rear, measuring 54.27 feet thereon.

Being the same property conveyed to Edwin Miller and wife, Deborah Miller by deed from Centex Real Estate Corporation of record in Book 9610, Page 198, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 525, said Register's Office, which Plan shows a 30 foot minimum building setback line from Beech Ridge Drive, together with a designated building site and a 15 foot easement for public utility and drainage purposes along the northerly front line(s); And a 2.5 x 20 foot public utility and drainage easement located on the northwesterly front corner of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, Page 290, Book 8349, Page 43, Book 8517, Page 992, Book 8810, Page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 5221 Beech Ridge Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2001.

Edwin Miller

Deborah Miller

State of Tennessee
County of Davidson

On this 22nd day of May, 2001, before me the undersigned authority, personally appeared **Edwin Miller** and **Deborah Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 197,000.00

Affiant

Sworn and subscribed before me on the 22nd day of May, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004