STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Peggy A. Miller
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of July, 2001.

K. THOMPSELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peggy A. Miller
613 Hickory Glade Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Bank of America
2059 Northlake Parkway
Tucker, GA 30084

MAP-PARCEL NUMBERS:
162-010-C-048.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brent L. Miller and wife, and Jennifer R. Miller** hereinafter referred to as Grantors, hereby transfers and conveys to **Peggy A. Miller, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 48 on the Site Plan of Hickory Glade, a deminimus Planned Unit Development, Phase II, in Book 6900, Page 41, amending Book 6250, Page 868, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brent L. Miller and wife, Jennifer R. Miller by deed from Russell Dean Sutherland and wife, Felicia Rae Sutherland of record in Book 10908, Page 725, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/24/01 17:32 2pgs
Fees:13.00 Taxes:314.50
20010724-0078670

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 41, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6824, Page 929, Book 6898, Page 896, Book 6898, Page 920, Book 6957, Page 473 and Book 7959, Page 869, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6845, Page 780, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 6878, Page 390 and Book 10697, Page 182, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 613 Hickory Glade Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of July, 2001.

Brent L. Miller

Jennifer R. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent L. Miller and wife,, and Jennifer R. Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

K. THOMAS SIDES NOTARY PUBLIC TENNESSEE

Notary Public

10/22/04
My Commission Expires

03609-BW