Return To:

Instrument Prepared By:
R01274BB
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
1418 West Main St. Suite B-1
Lebanon, Tennessee 37087
615-547-0471 * fax 615-547-0473

File #:

Davidson County DEEDWARR
Recvd: 09/24/01 10:15 2pgs
Fees:13.00 Taxes:532.80
20010924-0102862

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of September, 2001, by and between Richard G. Miller, Jr., A Single Man, party of the first part, and David L. Smith, A Single Man, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map 161-14-0-B Parcel Number 108.00, to wit:

Situated in Davidson County, State of Tennessee, and being further described as:

Being Unit Number 108 of Highland Villa Condominiums, a horizontal property regime established by Master Deed of record in Book 7278 at page 312, amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8173, page 84; Book 8199, page 149; and Book 8765, page 610, Register's Office for Davidson County, Tennessee, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to Highland Group, Ltd., a Tennessee Limited Partnership, by deed from Resolution Trust Corporation, Conservator for Unifirst Bank for Savings, a Federal Savings and Loan Association, of record in Book 8127, page 326, Register's Office for Davidson County, Tennessee.

Being all of the property conveyed to Richard G. Miller, Jr., Unmarried, by deed of record in Book 8172, page 574, Register's Office for said County.

This is improved property which has the address of 108 Highland Villa Drive, Nashville, Tennessee 37211.

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Richard D Miller Jr by Sherry Ellis Attorney in fact for Richard D. Miller Jr.

Richard G. Miller, Jr. by Sherry Ellis, Attorney in fact for Richard G. Miller, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Richard G. Miller, Jr. by Sherry Ellis, Attorney-in-Fact for Richard G. Miller, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he\she\they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 13th day of September, 2001.

JAMES H. BOYD JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires:

My Commission Expires October 13, 2001

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $144,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 13th day of September, 2001.

JAMES H. BOYD JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires:

My Commission Expires October 13, 2001

PROPERTY ADDRESS AND SEND TAX BILL TO:
New Owner
108 Highland Villa Dr.
Nashville, TN 37211