FILE BOX 45

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/01 10:40 2pgs
Fees:13.00 Taxes:377.40

20011015-0111953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Connie C Redding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 20 01

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Connie C. Redding (NAME) | National Bank of Commerce (NAME) | MAP 161 |
| 461 Huntington Ridge Dr. (ADDRESS) | 115 29th Avenue South (ADDRESS) | GROUP 11-0-A |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | PARCEL 196 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roy L. Miller and wife, Nina B. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie C. Redding, married

HEREINAFTER CALLED THE 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 Lot No. 196, on the plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Roy L. Miller and wife, Nina B. Miller by deed from Shirley J. Sams, John D. Sams, and Robin S. Byrd, of record in Book 7113, Page 257, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4729, Page 687; Book 4889, Page 905; Book 5394, Page 243; and Book 7423, Page 762, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4675, Page 9; and (3) Storm Water Detention Agreement of record in Book 9732, Page 551; Book 9775, Page 308; and Book 11345, Page 59, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 461 Huntington Ridge Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 10th day of October, 20 01

Roy L. Miller
Roy L. Miller

Nina B. Miller
Nina B. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy L. Miller and wife, Nina B. Miller

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2001.

Commission expires January 29, 2005

PATRICIA MICHELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public