Davidson County DEEDMARR
Recvd: 12/07/01 15:25 2pgs
Fees:13.00 Taxes:555.00
20011207-0135253

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

19X

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Enviro Scapes, LLC 214 Shady Grove Road Nashville, TN 37216	Same	Map 84-16 Parcel 158

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Joseph C. Miller, being one and the same as Joe Miller, and wife, Frances E. Miller ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Enviro Scapes, LLC, a Tennessee limited liability company ("Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Tract 1:

LAND in Davidson County, Tennessee, in the 3rd Civil District, being the southerly 95 feet of Lot No. 8 on the Map of Donelson Heights Subdivision, not of record, according to a survey made by Erle Drake, County Surveyor dated July 9, 1921, as follows:

BEGINNING at a point in the westerly margin of Shady Grove Avenue, formerly unnamed, 725 feet north of the northerly margin of Lebanon Road, said point being the common corner between Lots 7 and 8; thence with the line between said two lots, in a westerly direction 200 feet to a wire fence, the easterly line of property now or formerly owned by H.C. Criswell, thence with said Criswell property in a northerly direction 95.0 feet to an iron pin located 6.0 feet southerly from the southwest corner of Lot no. 9, also marked by an iron pin; thence in an easterly direction, 5 feet from and parallel with the southerly line of Lot No. 9, 200 feet to an iron pin in the westerly margin of Shady Grove Avenue; thence with said Avenue southwardly 95.0 feet to the point of beginning, containing .4 acres, more or less.

Being the same property conveyed to Joseph C. Miller and wife, Frances E. Miller by deed from Mary Etta Griggs Markham and Jimmy Griggs and Elizabeth Griggs of record in Book 6545, page 366, Register's Office for Davidson County, Tennessee.

Tract 2:

BEING a five (5) foot strip of land which runs parallel to the southern boundary of the land belonging to Roger L. Wymer and wife, Margaret of record in Book 6702, page 838, said Register's Office for Davidson County, Tennessee, known as Parcel No. 2, being the five northern feet of property conveyed to R. M. Mires, et us by warranty deed from James Reavis Thomason and wife, of record in Deed Book 1110, page 257, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Joe Miller, being one and the same as Joseph C. Miller, by deed from Roger L. Wymer and wife, Margaret E. Wymer of record in Book 7541, page 782, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property commonly known as 214 Shady Grove Road, Nashville, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 5th day of December, 2001.

Joseph C. Miller

Frances E. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, Joseph C. Miller and wife, Frances E. Miller, the within named bargainors, 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, at office, this 5th day of December, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant 12/05/01

Sworn to and subscribed before me this 5th day of December, 2001.

Notary Public

My Commission Expires: 5/26/02

KHP/Southtrust/EnviroScapes/deed.miller