This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**David Wayne Miller et ux**
**2941 Fernbrook Lane**
**Nashville, Tennessee 37214**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**SunTrust Bank**
**201 Fourth Avenue North, Post Office Box 305110**
**Nashville, TN 37230-5110**

MAP **84-8**
GROUP
PARCEL **70.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph C. Miller and wife, Frances M. Miller** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **David Wayne Miller and wife, Lisa Blackwell Miller**, 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. 188 of Lincoya Hills Subdivision, Section 7, of record in Plat Book 2331, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Joseph C. Miller and wife, Frances M. Miller by deed from W. Mark Moore and wife, Hilda A. Moore of record in Book 5258, page 505, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 2941 Fernbrook Lane, Nashville, Tennessee 37214.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/10/01 18:08 2pgs
Fees:13.00 Taxes:703.00
20011210-0136098

WITNESS our hands this the 30th day of November, 2001.

Joseph C. Miller

Frances M. Miller

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph C. Miller and wife, Frances M. Miller**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

David Wayne Miller
AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004