THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18644**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00 Affiant Subscribed and sworn to before me, this 25th day of January, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Bradford Currie 4415 Warner Place Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** MAP 130-10 PAR 9 FB BM08555

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EMILY G. MILLER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRADFORD CURRIE AND WIFE, LAURA CURRIE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4415 WARNER PLACE, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The property conveyed hereby is being transferred "AS IS" without warranty, express or implied, except for the warranties of title contained herein.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2002.

Emily G. Miller
EMILY G. MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EMILY G. MILLER, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of January, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 01/28/02 08:59 2pgs
Fees:13.00 Taxes:2349.50

20020128-0011274

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east part of Lot 25 on the Plan of The Resubdivision of Block "C" Belle Meade Plan No. 2, as of record in Plat Book 421, page 58, Register's Office for said County, described as follows:

Said part of said Lot fronts 150 feet on the southerly side of Warner Place and runs back 346 feet on the easterly line and 346 feet, more or less, on the westerly line, to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to Robert Bond Miller and wife, Emily C. Miller by deed from Donald S. A. Cowan and wife, Mildred J. Cowan of record in Book 3968, page 280, said Register's Office. The said Robert Bond Miller having conveyed his interest in subject property to Emily G. Miller by quitclaim deed of record in Book 6573, page 778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 589, page 296; and (3) Easements of record in Book 5787, page 408, said Register's Office.