New owner

This instrument was prepared by
James M. Balthrop, Attorney
Springfield, Tennessee

Map 71-15, Parcel 299

Send Tax Bill To:
Sandra B. Miller and
Steven R. Miller
324 Draper Circle
Goodlettsville, TN 37072

QUITCLAIM DEED

THIS DEED OF CONVEYANCE, executed and delivered by Jesse N. Gainous and wife Sylvia Gainous, Sue Hardaway, a single person, and Sandra Miller, a single person, hereinafter called the grantors, to Sandra B. Miller and Steven R. Miller, hereinafter called the grantees;

WITNESSETH: That, for the consideration of One ($1.00) Dollar, cash and other valuable consideration, receipt of which is hereby acknowledged, we, the said grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees as joint tenants with right of survivorship and not as tenants in common, a certain tract or parcel of land situate in the _____ Civil District of Davidson County, Tennessee, described as follows, to-wit:

LOT NO. 115 on the plan of C. F. Sharpe and W. L. Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County. Said lot fronts 50 feet on the easterly side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley.

AND BEING the same property conveyed to Jesse N. Gainous, Sue Hardaway, and Sandra Miller by Bruce E. Kessler, Trustee, in a deed of record in Book 9925, page 940, Register's Office of Davidson County, Tennessee.

Dated at Springfield, Tennessee, this 12th day of July, 2002.

Jesse N. Gainous
Jesse N. Gainous

Sylvia Gainous
Sylvia Gainous

Sue Hardaway
Sue Hardaway

Sandra B. Miller
Sandra Miller

Davidson County DEEDQC
Recvd: 07/12/02 11:24 2pgs
Fees:13.00 Taxes:136.90
20020712-0084019

STATE OF TENNESSEE,
ROBERTSON COUNTY.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, Jesse N. Gainous and wife, Sylvia Gainous, 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 instrument for the purposes therein contained.

Witness my hand and seal of office, this 12th day of July, 2002.

Patricia A. Sowers
Notary Public

My commission expires: 10/2/05

NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

STATE OF TENNESSEE,
ROBERTSON COUNTY.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, Sue Hardaway, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal of office, this 12th day of July, 2002.

Patricia A. Semore
Notary Public

My commission expires: 10/2/05.

STATE OF TENNESSEE,
ROBERTSON COUNTY.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, Sandra Miller, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal of office, this 12th day of July, 2002.

Patricia A. Semore
Notary Public

My commission expires: 10/2/05.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $37,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Sandra D. Miller
Affiant

Subscribed and sworn to before me, this July 12, 2002.

Patricia A. Semore
Notary Public ~~or Register~~
My commission expires: 10/2/05