This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Glen A. Miller
815 Creekwood Court
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/19/02 11:24 3pgs
Fees:18.00 Taxes:277.50
20020819-0099872

* SEND TAX BILL TO:
Owner

MAP **044-15-0**
GROUP
PARCEL **369.00**

MORTGAGEE:
First Guaranty Mort. Corp.
8180 Greensboro Dr, #500
McLean, VA 22102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Opal A. Breeden** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Glen A. Miller**, married (a) hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 104, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 67, in Register's Office for Davidson County, Tennessee; fronting 122.7 feet on Jones Street, containing 0.25 acres, more or less.

Subject to and/or reserving two (2) permanent easements for utilties one (1) 10 feet wide and one (1) 15 feet wide, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Opal A. Breeden by deed from E. I. du Point de Nemours and Company dated October 6, 1950, of record in Book 1912, page 260, Register's Office for Davidson County, Tennessee.

General and Durable (CB)

Opal A. Breeden executes this instrument of behalf of Opal A. Breeden, by virtue of a ~~Limited~~ Power of Attorney filed for record in Trust Deed Book *, page _____, Register's Office for Davidson, Tennessee. County

* 20020819-0099871

This is improved property known as 1201 Jones Street, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 044-15-0, Group , Parcel 369.00. If improvements are completed after January 1 of any year, the law

1. Subject to Real Property Taxes for 2002, a lien not yet due and payable. Map 044-15-0, Parcel 369.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2002 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to an easement for utilities as set forth in an instrument of record in Book 1912, page 260, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 5th day of August, 2002.

Opal A. Breeden

Opal A. Breeden, by Thomas O. Breeden, Attorney-In-Fact

By Thomas O. Breeden
Atty in Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 5th day of August, 2002, in Mt. Juliet, Tennessee, before me personally appeared Thomas O. Breeden to me known to be the person who executed the foregoing Warranty Deed on behalf of Opal A. Breeden, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Opal A. Breeden, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 5th day of August, 2002.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2002.

NOTARY PUBLIC
My Commission Expires: 5/24/05

SUSAN KAYE RICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

MY COMMISSION EXPIRES:
May 24, 2005