THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00

J. W. Hart
Affiant

Subscribed and sworn to before me, this 18th day of December, 2002

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 12/20/02 14:50 2pgs
Fees:13.00 Taxes:777.00
20021220-0157682

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BONNIE B. MILES 4605 Wyoming Avenue Nashville, Tennessee 37209	SAME	MAP 103-4 PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TEN THOUSAND AND NO/100---------- ---------- ($ 210,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RACHEL ANNE SEIFERT, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto BONNIE B. MILES

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 of Block 4 on the Map of a part of Sylvan Park as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50.0 feet on the south side of Wyoming Avenue, formerly Sixth Avenue, and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Rachel Anne Seifert, unmarried, by deed from J.W. Hart, Trustee, with full power and authority to sell without joinder of beneficiary, of record in Book 10406, page 469, Register's Office for Davidson County, Tennessee.

This is improved property known as 4605 Wyoming Avenue, Nashville, Tennessee 37209

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s 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 the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of December, 2002.

Rachel Anne Seifert

RACHEL ANNE SEIFERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RACHEL ANNE SEIFERT, UNMARRIED, 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 official seal this 18th day of December, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public