THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristie M. Keppler | New Owner | 148-1 |
| (NAME) | (NAME) | |
| 4963 Sherman Oaks Drive | | 213 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 5 DU-06626 |
| Nashville, Tennessee 37211-4607 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

Davidson County DEEDWARR
Recvd: 01/10/03 14:12 2pgs
Fees:13.00 Taxes:25.90

20030110-0004650

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: MARCH 5, 2006

## EXECUTRIX WARRANTY DEED

Pursuant to the Will of Morris A. Miller, filed with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 01P-1906, the undersigned, Kristie M. Keppler, Executrix of the Estate of Morris A. Miller, hereby transfers and conveys unto Kristie M. Keppler, unmarried, hereinafter referred to as Grantee, her heirs, successors, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 337 on the Plain of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Morris A. Miller by Installment Deed from Dorothy Day and husband, Dave L. Day of record in Book 7075, Page 14, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the current year;

2. All restrictions, covenants, mortgages and encumbrances appearing of record.

This is improved property known as 4963 Sherman Oaks Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Morris A. Miller was lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for encumbrances of record; Grantor does further covenant and bind herself, her, heirs, successors and representatives, to warrant and forever defend the title to

said land to said Grantee, her heirs, successors, and assigns, against the lawful claims of all personal whomsoever.

WITNESS my hand this 10 day of January, 2003.

Estate of Morris A. Miller

By: Kristie M. Keppler, Exec
Kristie M. Keppler, Executrix

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared, Kristie M. Keppler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Morris A. Miller, the within named barginor, an Estate being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being Docket No. 01P-1906, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executrix.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2003.

Notary Public

My Commission Expires: March 25, 2006

TERRIE W. PINKELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN