FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/24/03 11:04 2pgs
Fees:13.00 Taxes:157.25

20030224-0023998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Brewster	NEW OWNER	MAP #44-5
(NAME)	(NAME)	
1148 Inneswood		PARCEL #192
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Albert Miles, Devisee of the Will of Ruby L. Rogers, a/k/a Ruby Lee Miles Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Brewster and Kim W. Locke, both married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, beginning on an iron pipe in south intersection of Ensley Avenue and Swinging Bridge Road right-of-way and runs as follows:

South 48 degrees 35' east 260.5 feet with the south edge of Swinging Bridge Road right-of-way to an iron pipe; thence with the curve turning left with a radius of 194 feet South 5 degrees 35' east 104 feet to an iron pipe 10 feet from center line of T.C.R.R. North 48 degrees 35' west 326 feet with T.C.R.R. to iron pipe east intersection of Ensley Avenue and T.C.R.R. right-of-way; North 35 degrees 00' east 75.8 feet with south edge of Ensley Avenue right-of-way to the beginning, and containing .49 acres according to survey made June, 1958, by L. C. Petty & Co., Carthage, Tenn. of Tract 12 of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee.

Being the same property conveyed to Ruby Lee Miles Rogers, (a married woman) by Installment Deed from Mildred Miles, a married woman, of record in Book 6334, Page 439, said Register's Office. The said Ruby Lee Miles Rogers died September 14, 1996 and devised the property by Will to John Albert Miles. The Will is of record in Probate # 03P-126, Probate Court, Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 345 Swinging Bridge Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of February, 20 03

John Albert Miles, Devisee, of the Will of Ruby L. Rogers
By: John Albert Miles by Stephanie Devona Hamilton his Attorney in fact.
Stephanie Devona Hamilton, Attorney-in-Fact

LEGAL DESCRIPTION CONTINUATION

Tennessee, for the purpose of establishing muniment of title. See also Order of record in Instrument 20030224-0023996, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) Sewer and Storm Drainage Easement of record in Book 9277, Page 145, said Register's Office.

Power of Attorney of record in Instrument 20030224-0023997, said Register's Office.

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, Stephanie Devona Hamilton, 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 on behalf of John Albert Miles, Devisee of the Will of Ruby L. Rogers, as his Attorney-in-Fact as the free act and deed of the within named John Albert Miles, and who further acknowledged that John Albert Miles, is the Devisee of the Will of Ruby L. Rogers, and is authorized to execute this instrument.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2003.

My commission expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.