Davidson County DEEDWARR
Recvd: 04/15/03 10:59 2pgs
Fees:13.00 Taxes:1902.17

20030415-0049924

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $514,100.00

Affiant

FREDERICA MASON NOTARY PUBLIC AT LARGE My Commission Exp. Oct. 4, 2004 WASHINGTON CO., TENNESSEE

Subscribed and sworn to before me, this 11 day of April 2003.

Notary Public
My commission expires: [redacted]

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Dwaine L. Anderson | Fifth Third Mortgage | 129-08-0-004.00 |
| 108 Brook Hollow Road | 810 Crescent Centre Dr Ste 100 | |
| Nashville TN 37205-0000 | Franklin TN 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael P. Miller and wife Kathleen Miller hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dwaine L. Anderson and wife Leilani S. Boulware hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the plan of Resubdivision of Lot No. 5 on the Plan of West Meade Farms, Inc. of record in Book 5210 page 206 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 1 fronts 302.14 feet on the northeasterly side of Brookhollow Road and extends back 399.38 feet on the northwesterly line and 438.34 feet on the southeasterly line to a dead line in the rear measuring 281.21 feet thereon.

Being the same property conveyed to Michael P. Miller and wife Kathleen Miller by deed from Jean Drennan Dortch of record in Book 5499 page 75 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Re-Subdivision of Lot No. 5 on the Plan of West Meade Farms, Inc. of record in Book 5210 Page 206, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 1427 page 19 5) Easement for Sanitary Sewer, Storm Drainage, Water Main and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6209 page 380 6) Non-perpetual easement for driveway encroachment of record in Book 7280 page 595

This property is improved property known as 108 Brook Hollow Road, Nashville, Tennessee 37205-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), 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 11 day of April
April, 2003.

Michael P. Miller

Kathleen Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael P. Miller and Kathleen Miller, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 17 day of April, 2003.

Notary Public

My Commission expires: 04/20/03

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 3804