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

PICK-UP

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher Robin Miller	same	119-10-0
(NAME)	(NAME)	
4963 Sherman Oaks Drive		150
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211-4607		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

Davidson County DEEDWARR
Recvd: 04/23/03 11:18 2pgs
Fees:12.00 Taxes:0.00

20030423-0054096

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Kristie M. Keppler, exec
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF APRIL, 2003.

Robin R. Davis
Notary Public

MY COMMISSION EXPIRES: Oct. 25 2003

EXECUTRIX'S WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Kristie M. Keppler, Executrix of the Estate of Morris A., Miller, Probate No. 01P-1906, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kristopher Robin Miller, hereinafter called the Grantee, his heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot number 9 on the plan of Hidden Acres Subdivision; as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Morris A. Miller, by quitclaim deed of record in Book 9100, Page 2-3, Register's Office for Davidson County, Tennessee, the said Morris A. Miller having died on October 8, 2002, and his Will being admitted to Probate in Docket No. 01P-1906.

This conveyance is made subject to taxes for 2003 and any prior year's which have be assumed by Grantee and subject to such limitations, restrictions and encumbrances as are of record.

This is improved property known as 2730 Hartford Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for deed of trust 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, his heirs, successors, and assigns, against the lawful claims of all personal whomsoever.

WITNESS my hand this 23 day of April, 2003.

Kristie M. Keppler

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin R. Davis, a Notary Public in and for said County and State, the within named, Kristie M. Keppler, 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 at Nashville, Tennessee, this 23 day of April, 2003.

Robin R. Davis
Notary Public

ROBIN R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: October 25, 2003