This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Robert O. Miller
5016 Manuel Dr.
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 05/08/03 16:02 2pgs
Fees:13.00 Taxes:333.00
20030508-0062214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP **146-12**
GROUP
PARCEL **88**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James O. Miller, unmarried** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Robert O. Miller, unmarried** hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 26 of Crievewood Subdivision, of record in Plat Book 2331, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to James O. Miller and wife, Ann G. Miller by deed from Michael H. Shelly and wife, Rebecca W. Ramer Shelly f/k/a Rebecca W. Ramer of record in Book 5108, page 106, Register's Office for Davidson County, Tennessee. Ann G. Miller is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5016 Manuel Dr., Nashville, Tennessee 37211.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 30th day of April, 2003.

James O. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James O. Miller**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2003.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2003.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/04