# WARRANTY DEED

R-UP-03-0603

STATE OF

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell W. Mashburn | Union Planters Bank,NA | |
| 6M AM 1603 Cleaves Street (ADDRESS) | 1900 Charles Bryan Road (NAME) (ADDRESS) | 44-11-167 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Cordova, TN 38016 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GERALD MILLER II AND ANITA MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL W. MASHBURN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF , described as follows, to wit:

Being Lot No. 28 of Section "A" on the Plan of E.I. du Point de Nemours and Company's Subdivision, Village of Old Hickory as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 52 feet on the easterly side of Cleves Street and extends back 87.6 feet on the northerly line and 87.7 feet on the southerly line to a dead line measuring 52 feet thereon.

Being the same property conveyed to Gerald Miller, III and wife, Anita Miller by Warranty Deed dated October 29 and filed for record on November 3, 1999 in Book 11729, Page 41, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as AM 6M 1603 Cleaves Street, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 17th day of June, 2003.

Gerald Miller II

Anita Miller

Davidson County DEEDWARR
Recvd: 06/26/03 07:40 2pgs
Fees:13.00 Taxes:203.50

20030626-0087641

STATE OF

COUNTY OF

I, Laura Shaun, a Notary Public of the County and State first above written, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * Gerald Miller II and Anita Miller

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ of the _____, the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____.

Witness my hand and official seal at _____ on this the ___ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903