PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
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W & I Ref: (GJ) Title No: 44799

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/01/03 14:18 2pgs
Fees:13.00 Taxes:860.25

20030701-0090836

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nina Miller 1809 Ashwood Avenue Nashville, Tennessee 37212	Franklin American Mortgage Co. 501 Corporate Center Dr. Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 104-16-121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$232,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert H. Laird Jr. and spouse, Christine W. Jones Laird, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nina Miller** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in the east 57 feet of the west 69.5 feet of Lot No. 75 on Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said part of Lot No. 75 fronts 57 feet on the southerly side of Ashwood Avenue and runs back between parallel lines along a stone wall on the easterly line, 175 feet to an alley.

Being the same property conveyed to Robert H. Laird, Jr. and Christine W. Jones, as tenants in common by deed from Stella M. Parton-Bishop of record in Book 10975, page 570, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years.

This is improved property, known as: 1809 Ashwood Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2003 .

Robert H. Laird Jr.

Christine W. Jones Laird

State of TENNESSEE

County of WILLIAMSON

On this 26th day of June, 2003 , before me the undersigned authority, personally appeared **Robert H. Laird Jr. Christine W. Jones Laird** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $232,500.00

Affiant

Sworn and subscribed before me this 26th day of June, 2003

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public