THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 08/05/03 08:09 3pgs
Fees:18.00 Taxes:401.45
20030805-0110509

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 142-15-C-127

The actual consideration or value, whichever is greater, for this transfer is $108,500.00.

Affiant

Subscribed and sworn to before me this the 30th day of July, 2003.

My Commission Expires: 5-29-05

Notary Public

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Justin C. Miller and Linda F. Burnsed
(Name)
127 Hicks Road
(Street Address)

Nashville, Tennessee 37221

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RONNY D. JOHNSON AND WIFE, KATHLEEN JOHNSON** collectively, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **JUSTIN C. MILLER, UNMARRIED, AND LINDA F. BURNSED, UNMARRIED**, to be held as joint tenants with the right of survivorship, hereinafter collectively called the "Grantee", a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 127, together with the appurtenant interest in the common elements of Breckenridge Condominium, a horizontal property regime established by Master Deed of Record in Book 6808, page 45, as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Ronny D. Johnson and wife, Kathleen Johnson, of record in Book 11674, page 47, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 127 Hicks Road
Nashville, Tennessee 37221

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee", their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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; and "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee", their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto on this 30th day of July, 2003.

Ronny D. Johnson

By: Barbara Browning, Attorney-in-Fact
for Ronny D. Johnson

Kathleen Johnson

By: Barbara Browning, Attorney-in-Fact
for Kathleen Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Browning**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledges that she executed the within instrument as the true and lawful attorney-in-fact for **Ronny D. Johnson**, by signing the name of the aforesaid **Ronny D. Johnson**, by herself as attorney-in-fact, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 2003.

Toni L. Buggs
NOTARY PUBLIC

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Browning**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledges that she executed the within instrument as the true and lawful attorney-in-fact for **Kathleen Johnson**, by signing the name of the aforesaid **Kathleen. Johnson**, by herself as attorney-in-fact, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 2003.

Toni L. Buggs
NOTARY PUBLIC

TONI L. BUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5-29-05