THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21403-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2003. Notary Public My Commission Expires: My Commission Expires SEPT. 30, 2006

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 08/22/03 13:46 2pgs
Fees:13.00 Taxes:999.00

20030822-0122356

WARRANTY DEED

Address New Owner: Thomas P. Miller Cynthia C. Miller 4621 Chalmers Drive Nashville, TN 37215	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Ave. N., 7th FL Nashville, TN 37219	**Tax Information:** Map No.131.10 Parcel No. 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Patrick Bush, Trustee of the Genevieve Gleeson Bush Revocable Trust dated April 15, 1998,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas P. Miller and wife, Cynthia C. Miller** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4621 Chalmers Drive, Nashville, Tennessee, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 15, 2003.

Walter Patrick Bush, Trustee

Walter Patrick Bush, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Walter Patrick Bush, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2003.

Notary Public

My Commission Expires:

OR

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Section One Tynewood Estates as of record in Plat Book 2900, page 88, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas L. Bush and wife, Genevieve G. Bush by deed dated April 12, 1971 from L. R. Harshman and wife, Katherine L. Harshman of record in Book 4495, page 597, Register's Office for Davidson County, Tennessee. The said Thomas L. Bush having since died. Genevieve G. Bush having since conveyed her interest to Genevieve Gleeson Bush Revocable Trust with Walter Patrick Bush as Trustee by Quitclaim Deed of record in Book 10889, page 907.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Easements of record in Book 4403, page 82 and Book 3530, page 624; and
4) All matters appearing on the Plan of record in Plat Book 2900, page 88, Register's Office for Davidson County, Tennessee.