THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
162-13-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of September, 2003.

Notary Public

My Commission Expires: 11-26-05

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/18/03 08:50 2pgs
Fees:13.00 Taxes:277.50
20030918-0137854

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Roger Roberts and Donald R. Lee
(Name)

7687 Carthage Highway
(Street Address)

Lebanon, TN 37087

SEND TAX BILLS TO:

Same
(Name)

Same
(Street Address)

W A R R A N T Y D E E D

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 considerations, the receipt of which is hereby acknowledged, **Leesuh J. Miller, (formerly Leesuh J. Fliearman)**, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Roger Roberts, married and Donald R. Lee, married**, hereinafter collectively referred to as the "Grantee," their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 328 Cedarmont Drive
Nashville, TN 37211

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, their heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and shall be assumed by

Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land as, 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 she is 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 herself, her heirs and assigns forever 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 her name to be affixed hereto on this 15th day of September, 2003.

Grantor:

Leesuh J. Miller

Leesuh J. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, Leesuh J. Miller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of September, 2003.

Cheryl L. Rothwell

Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Revised Section One, Cedarwood Estates, of record in Plat Book 4675, Pages 62 and 63, Register's Office for said county, to which reference is made for a more complete description.

BEING the same property conveyed to Leesuh J. Miller, (formerly Leesuh J. Fliearman), by deed of record in Book 10748, page 931, Register's Office for Davidson County, Tennessee.