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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21635-08-2003**<br><br>BOX 10-A<br><br>RETURN TO:<br>PREMIER ESCROW, LLC<br>4301 HILLSBORO ROAD, STE<br>NASHVILLE, TN 37215 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of September, 2003.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| John Marshall Culpepper<br>2410 Sterling Road<br>Nashville, TN 37215 | Union Planters Bank, N.A.<br>7130 Goodlett Farm Pkwy.<br>Cordova, TN 38016 | Map No.117.02<br>Parcel No. 094.00 |

**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, **Barbara S. Miller, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Marshall Culpepper, unmarried** ("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 2410 Sterling Road, Nashville, TN, 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 September 15, 2003.

Barbara S. Miller by Diane Luton Blum

Barbara S. Miller, BY: Diane Luton Blum, Attorney-In-Fact, pursuant to a power of attorney being placed of record immediately prior hereto

Davidson County DEEDWARR
Recvd: 09/18/03 10:37 2pgs
Fees:13.00 Taxes:1461.50

20030918-0138138

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE LUTON BLUM, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said BARBARA S. MILLER and is authorized by the said BARBARA S. MILLER to execute this instrument on HER behalf.

Witness my hand, at Office, this 16th day of SEPTEMBER, 2003.

My commission expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 of Block 7 on the Plan of Stokes Tract as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian A. Miller and wife, Barbara S. Miller by deed dated September 14, 1984 from Elizabeth W. Hicks, a widow of record in Book 6381, page 687, Register's Office for Davidson County, Tennessee. Subsequently, Brian A. Miller having conveyed his interest to Barbara S. Miller by Quitclaim Deed of record in Book 9035, page 374, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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; and
3) All matters appearing on the Plan of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.