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. 21564-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, 26th day of September, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Luther Anderson Galyon, IV Martha Jo Webb 104 Keyway Drive Nashville, TN 37205	SunTrust Mortgage, Inc. 201 Fourth Ave.N., 7th Floor Nashville, TN 37219	Map No.130.01 Parcel No. 015.00

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, **Thomas Patrick Miller, Jr. and wife, Cynthia Cunningham Miller**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luther Anderson Galyon, IV. and Martha Jo Webb** ("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 **104 Keyway Drive, Nashville, TN, 37205**

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 the 26th day of September, 2003.

Thomas Patrick Miller, Jr. **Cynthia Cunningham Miller**

Davidson County DEEDWARR
Recvd: 10/06/03 15:28 2pgs
Fees:13.00 Taxes:906.50
20031006-0147632

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas Patrick Miller, Jr. and wife, Cynthia Cunningham Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2003.

Notary Public

My Commission Expires:

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

SEP. 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 and the southeasterly part of Lot No. 60 on the Plan of West Meade Farms, Section III, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being at a point in the northeast margin of Keyway Drive at a point 3.6 feet northwest of the common corner of Lots Nos. 59 and 60; thence North 33 deg. 55 min. East 149.6 feet to a point in the line between Lots Nos. 57 and 60, said point being 5 feet northwest of the common rear corner of Lots Nos. 59 and 60; thence South 55 deg. 26 min. East, along the line between Lots Nos. 57, 60, 58, and 59, 104.8 feet to a point in the northwesterly margin of Harding Road; thence along the margin of said Road, in the southwesterly direction 29.6 feet to a concrete monument, and continuing on the said road, in the same direction 95.3 feet to an iron pin at the beginning of a curve; thence around said curve in a westerly direction 38.9 feet to a concrete monumnet in the northeasterly margin of Keyway Drive; thence with said Drive, in a northwesterly direction 77.6 feet to the beginning.

Being the same property conveyed to Thomas Patrick Miller, Jr. and wife, Cynthia Cunningham Miller by deed dated August 30, 1995 from John C. Lassing and wife, Cindly Lassing of record in Book 9780, page 418, Register's Office for Davidson County, Tennessee.

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;
3) All matters appearing on the Plan of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee.