(3)

Davidson County DEEDWARR
Recvd: 10/16/03 15:41 2pgs
Fees:13.00 Taxes:370.00
20031016-0153672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000,00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of October, 2003.

Notary Public

My Commission Expires: 11.22.05

WILLIAMSON COUNTY, TN
DONALD L. BARRETT, JR.
NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Stephen Miller
1716 15th Avenue, South
Nashville, Tennessee 37212

SEND TAX BILLS TO:
Mark Miller
1148 Buckingham Circle
Franklin, TN 37064

MAP-PARCEL NUMBERS:
105-9-18

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katharyn Patton ~~and Patton~~** hereinafter referred to as Grantors, hereby transfers and conveys to **Mark Stephen Miller, married** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Belcourt Terrace, of record in Book 2330, page 107, Register's Office for Davidson County, Tennessee, being a resubdivision of Lots Nos. 61, 62 and 63, Plan of O.B Hayes Rokeby Addition, Plan of Belmont Land Company's Subdivision, as of record in Book 21, page 87, said Register's Office.

Said Lot No. 2. fronts 60 feet on the easterly side of 15th Avenue South and runs back between parallel lines 150 feet to an alley, on which it measures 60 feet.

Being the same property conveyed to Katharyn Patton by deed from George Chrite and wife Louse Chrite of record in Book 7315, page 564 Register's Office for Davidson County, Tennessee.

This is improved property known as 1716 15th Avenue South, Nashville, TN .

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year(s) 2004 and thereafter, a lien not yet due and payable.

Plan of record in Book 2330, page 107 Register's Office for Davidson County, Tennessee.

This is improved property known as 1716 15th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of October, 2003.

Katharyn Patton by Alfonso Patton

Katharyn Patton

Alfonso B. Patton

Alfonso B. Patton

*** Alfonso B. Patton joins in the execution of this instrument for the purposes of conveying any and all interest he may have in subject property.**

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 ~~Katharyn Patton and Alfonso B. Patton~~ Alfonso B. Patton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2003.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
WILLIAMSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfonso B. Patton, with whom I am personally acquainted and who proved himself to be the attorney in fact for Katharyn Patton, and who being authorized to do so, acknowledged he executed the foregoin instrument for the purposes therein contained.

Witness my hand and seal this 8th day of October, 2003.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

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