[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Steve Miller and wife, Julie Miller	New Owners	Map 104-12
2013 20th Ave South		Parcel 147
Nashville, TN 37212		26b 11767

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gary J. Hill and wife, Clara Z. Hill** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Steve Miller and wife, Julie Miller** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 17 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 56, Register's Office for siad County, and likewise shown as an unnumbered lot marked lot marked "R.K. Smith & wife" on the plan of a Resubdivision of Lots 17 and 18 on the plan of Belmont Heights, of record in Book 2083, page 75, said Register's Office, to which plans reference is hereby made for a more complete description.

Being the same property conveyed to Gary J. Hill and wife, Clara Z. Hill, by deed of record in Book 10523, page 671, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 2012 20th Avenue South, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $291,000.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

Davidson County DEEDWARR
Recvd: 12/30/03 10:57 2pgs
Fees:13.00 Taxes:1076.70

20031230-0183695

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of December, 2003.

Gary J. Hill

Clara Z. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Gary J. Hill and wife, Clara Z. Hill with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of December, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE DAVIDSON