RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/23/04 15:40 2pgs
Fees:13.00 Taxes:536.50
20040123-0009425

ADDRESS NEW OWNER:
Mark Stephen Miller
2222 30th Avenue South
Nashville, TN 37212

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Premier Bank of Brentwood
5217 Maryland Way
Brentwood, TN 37027

MAP	104
GROUP	14
PARCEL	76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Katherine M. Stinnett, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, transfer and convey unto **Mark Stephen Miller, married**, hereinafter called the "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 parts of Lots Nos. 51 & 52 on the plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for said County, described as follows:

Beginning on the easterly margin of 30th Avenue South, at a point 40 feet south of the dividing line between Lots Nos. 45 and 51, said point being the southwest corner of the property conveyed to O. Dickinson, Attorney, by deed from Mrs. Loretta M. Mickel of record in Book 967, Page 660, said Register's Office; thence with said Dickinson's southerly line, eastwardly 140 feet, more or less, to the dividing line between Lots Nos. 52 and 53; thence with said dividing line, southwardly 71 feet; thence westwardly 120 feet, more or less, to the easterly margin of 30th Avenue South; thence with said avenue, northwardly 71 feet to the beginning.

Being the same property conveyed to Edward James Stinnett and wife, Katherine M. Stinnet by deed from Owen G. Berry and wife, Cathryn Gill Berry of record in Book 1308, Page 232, Register's Office for Davidson County, Tennessee. The said Edward James Stinnett is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 2222 30th 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 "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenant with the said "GRANTEE" that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", further covenants and binds , her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 16th day of January, 2004.

Katherine M. Stinnett by Alfred Futrell

Katherine M. Stinnett, by Alfred Futrell as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alfred Futrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Attorney-in-fact for Katherine M. Stinnett, the bargainor**, and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Katherine M. Stinnett as her free act and deed.

WITNESS my hand and official seal this 16th day of January, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Carrie Tiesler
AFFIANT

Subscribed and sworn to before me on this 16th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007