BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Randall Miller and wife, Virginia Miller	Bank of America, N.A.	Map 117-09-0
3423 Valley Brook Road	330 Central Avenue	Parcel 054.00
Nashville, TN 37215	St. Petersburg, FL 33701	

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, **Nikolas P. Lymbas and wife, Alice C. Symbas** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Randall Miller and wife, Virginia 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 Lot No. 4 on the Plan of the Koon-Hunt Subdivision of record in Book 5210, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Nikolas P. Symbas and wife, Alice C. Symbas, by deed of record in Instrument Number 20020528-0064337, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/04/04 12:25 2pgs
Fees:13.00 Taxes:2497.50
20040204-0013650

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 2004 and subsequent years.
2. Plan of record in Book 5210, page 150, said Register's Office.
3. Reciprocal Easement of record in Book 11721, page 294, said Register's Office.

This is improved property commonly known as 3423 Valley Brook Road, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me this 2nd **day of** ~~January~~ February**, 2004.**

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

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 2 day of ~~January~~ February 2004.

Nikolas P. Symbas

Alice C. Symbas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nikolas P. Symbas and wife, Alice C. Symbas 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 2nd day of ~~January~~ February 2004.

Notary Public

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07