Davidson County DEEDWARR
Recvd: 02/17/04 15:36 2pgs
Fees:13.00 Taxes:90.65
20040217-0018173

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Cory Davidson Sifford
1039 Harold Drive
Nashville, TN 37217

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 107-09-0-A
Parcel 012.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul C. Miller and wife, Beauty P. Miller**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Cory Davidson Sifford, unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:
>
> Being Unit No. 1039, Building B, in a Horizontal Property Regime, as shown on the Plan of Castlewood Condominium Apartments, as of record in Plat Book 4660, page 62, Register's Office for said County, to which reference is here made for a more complete legal description, together with the appurtenant interest in the common elements of Castlewood Condominiums, a horizontal property regime established by Master Deed of record in Book 4750, page 426, as amended, said Register's Office.
>
> Being part of the same property conveyed to Paul C. Miller and wife, Beauty P. Miller, by deed from Citizens Bank, a Tennessee corporation, of record in Instrument No. 20030117-0007383, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1039 Harold Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 17th day of February, 2004.

Paul C. Miller

Beauty P. Miller

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paul C. Miller and Beauty P. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of February, 2004.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $24,500.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005