Return to:
Middle Tennessee Escrow, LLC
120 Anderson Lane
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/04/04 12:08 2pgs
Fees:13.00 Taxes:473.60
20040304-0024587

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Allison Egan
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of February, 2004.

Notary Public

My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

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:
Ernest Lamont Stone
1730 Southwind Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 135-010-066.00

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, **Mark P. Miles, married** hereinafter referred to as Grantors, hereby transfers and conveys to **Ernest Lamont Stone, unmarried** hereinafter referred to as Grantees, their 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. 119 on the Plan of Town Park Estates, of record in Plan Book 3300, Page 64 and 65, said Register's Office for which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark P. Miles, unmarried by Quitclaim Deed from Tammy Miles, unmarried of record at Instrument No. 20020606-0068716, Register's Office for Davidson County, Tennessee, dated May 23, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3300, Page 64 and 65, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3400, Page 120; Book 3436, Page 43; Book 6276, Page 144, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1730 Southwind Drive, Nashville, Tennessee 37217.

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 24th day of February, 2004.

Mark P. Miles

Lisa L. Miles*

*** Lisa L. Miles conveys any and all of her marital interest to the subject property.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark P. Miles and Lisa L. Miles, 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 24th day of February, 2004.

Notary Public

My Commission Expires: 11-22-05

WILLIAMSON COUNTY TN
DONALD R. BARRETT, JR
NOTARY PUBLIC
LARGE

10052-BW