Davidson County DEEDWARR
Recvd: 03/08/04 10:36 2pgs
Fees:13.00 Taxes:1002.70

20040308-0026054

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$271,000.00~~.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2004.

Notary Public

My commission expires: _____
(AFFIX SEAL)

TERASINA D. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kamber A. Miller	**GBEC OF TENNESSEE, INC.**	**131-15-051.00**
4705 Benton Smith Road	**404 BNA DRIVE, SUITE 202**	
Nashville, TN 37215	**NASHVILLE, TN 37217**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Linda N. Chase, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kamber A. Miller and Charles A Ransom, Jr.

HEREINAFTER CALLED THE GRANTEES, HER 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, TN, being Lot No. 25 on the Plan of Harpeth Acres, Section Seven, as of record in Plat Book 2331, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda N. Chase, unmarried, by deed from Norman Drake Clarke, Jr. , Devisee under the Last Will and Testament of Jeanne Brumit Clark, of record in Instrument #200004170038385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **4705 Benton Smith Road, Nashville, TN 37215**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 5th day of March, 2004.

Linda N Chase

Linda N. Chase

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 **Linda N. Chase, unmarried,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **5th** day of **March, 2004.**

Robin S Weakley

Notary Public

My Commission Expires: 3/28/07

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES
MARCH 28, 2007