FILE BOX 30

return to: Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027 # 400329

Davidson County DEEDWARR
Recvd: 04/22/04 15:32 2pgs
Fees:13.00 Taxes:70.30
20040422-0045957

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $19,000.00.

Subscribed and sworn before me this the 21st day of April, 2004.

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TN
(affix Seal)
MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400329
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Dale H. Miller and wife, Susan R. Miller
1322 General MacArthur
Brentwood, TN 37027

Send tax bills to: New owners

Map 81-2 Parcel 127

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James C. Prophet and Jeanne A. Prophet

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Dale H. Miller and wife, Susan R. Miller

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 46 on the Plan of Buena Vista Heights Addition to the City of Nashville, Tennessee of record in Plat book 161, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to James C. Prophet and wife, Jeanne A. Prophet by Deed of record in Book 7943, Page 408, said Register's Office. (The said James C. Prophet and Jeanne A. Prophet are son and mother, not husband and wife).

This conveyance is subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for Davidson County, Tennessee, together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1727 McKinney Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 21st day of April, 2004.

James C Prophet
James C. Prophet
By: Emily H. Prophet, attorney-in-fact

Jeanne A. Prophet
Jeanne A. Prophet
By: Emily H. Prophet, attorney-in-fact

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 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, this ___ day of _____ 200_.

My commission expires:

_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of April, 2004, before me personally appeared Emily H. Prophet, to me known to be the person who executed the foregoing instrument on behalf of James C. Prophet and Jeanne A. Prophet; and acknowledged that she executed the same as the free act and deed of the said James C. Prophet and Jeanne A. Prophet. Witness my hand and official seal, this 21st day of April, 2004.

My commission expires:

Meredith L. Shrader

Notary Public

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TN

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005