WARRANTY DEED



FILE BOX 35

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Greg Miller	Columbia National, Inc.	Map 50
3313 Leondale Terrace	P.O. Box 3050	Group 11
Nashville, TN 37207	Columbia, MD 21045-6050	Parcel 26

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Donald E. Majors, Jr. and wife, Vallie Majors

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Greg Miller, unmarried

hereinafter called the 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. 644 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, Pages 79 and 80, Register's Office for said County.

Said Lot fronts 71.19 feet on the northerly side of Leondale Terrace and runs back 141.2 feet on the westerly line and 114 feet on the easterly line, to a dead line in the rear which is a broken line, on which it measures 94.6 feet.

BEING the same property conveyed to Donald E. Majors, Jr. and wife, Vallie Majors by deed from Jesse Taylor Powell and wife, Vondell R. Powell, of record in Book 4846, Page 916, dated August 21, 1974, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3313 Leondale Terrace, Nashville, TN 37207

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 we do covenant with the said GRANTEES that we are 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 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 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 our hands this 23rd day of April, 2004.

Donald E. Majors, Jr.

Vallie Majors

Davidson County DEEDWARR
Recvd: 04/26/04 15:32 2pgs
Fees:13.00 Taxes:407.00

20040426-0047327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Majors, Jr. and wife, Vallie Majors, 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 Nashville, Tennessee, this 28rd day of April, 2004.

My Commission Expires: 01/29/05

NOTARY PUBLIC

