FB 12
JLR

Davidson County DEEDWARR
Recvd: 05/12/04 09:51 2pgs
Fees:13.00 Taxes:998.45
20040512-0054669

FROM: Mark Stephen Miller

TO: Caroline E. Strickland

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Caroline E. Strickland	AmSouth Bank	Map 104-14
2222 30th Avenue South	P. O. Box 847	Parcel 76
Nashville, Tennessee 37212	Birmingham, AL 35201	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $269,850.00.

C Strickland
Affiant

Subscribed and sworn to before me, this the 11th day of May, 2004.

Jeanette L. Ramer
Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark Stephen Miller, hereinafter called "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto Caroline E. Strickland, hereinafter called "GRANTEE", 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, Tennessee, being parts of Lot Nos. 51 & 52 on the plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for said County, described as follows:

Beginning on the easterly margin of 30th Avenue South, at a point 40 feet south of the dividing line between Lots Nos. 45 and 51, said point being the southwest corner of the property conveyed to O. Dickinson, Attorney, by deed from Mrs. Loretta M. Mickel of record in Book 967, Page 660, said Register's Office; thence with said Dickinson's southerly line, eastwardly 140 feet, more or less, to the dividing line between Lots Nos. 52 and 53; thence with said dividing line, southwardly 71 feet; thence westwardly 120 feet, more or less, to the easterly margin of 30th Avenue South; thence with said avenue, northwardly 71 feet to the beginning.

Being the same property conveyed to Mark Stephen Miller by deed from Katherine M. Stinnett, unmarried, of record as Instrument No. 20040123-0009425, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2004 Metropolitan Government Taxes.

This is improved property located at 2222 30th Avenue South, Nashville, Tennessee 37212.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 11th day of May, 2004.

Mark Stephen Miller

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 Mark Stephen Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

1018291.1