Return to: First Title and Escrow Company, Inc.
File Number 23247 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/04 14:37 2pgs
Fees:13.00 Taxes:2571.50

20040914-0110871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2004.

Christina M. Read
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Funderburk	SouthTrust Mortgage	**Map 116-10-0**
(NAME)	(NAME)	
123 Clarendon Avenue	210 Wildwood Parkway; Suite 100	**Parcel 17.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph G. Miller,** **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Funderburk and wife, Mary Funderburk,** 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:

**an unmarried man

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Bransford Realty Company's Berkeley Hills Subdivision, as of record in Plat Book 547, page 57 and 58, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated March 23, 1929, of record in Plat Book 547, page 195 as follows:

Beginning on the southerly margin of Sutherland Avenue at the corner of Lot Nos. 27 and 28; thence with the line between said two lots, southwardly 190 feet; thence westwardly 51.9 feet to a corner of the property conveyed to Johnson Bransford by deed from Bransford Realty Company, of record in Book 855, page 60, said Register's Office; thence with said John Bransford's northerly line, northwestwardly 71.5 feet, more or less, to the easterly margin of Clarendon Avenue, extended; thence northwardly with the easterly margin of same, on a curve to the left with a radius of 145 deg. A distance of 53.7 feet; thence northwardly 17.5 feet; thence on a curve to the right with a radius of 80 deg. A distance of 113.2 feet to the southerly margin of Sutherland Avenue; thence with same, eastwardly 24.3 feet to the beginning.

Being the same property conveyed to Joseph G. Miller, a single man by Deed from Therese Ann Tlapek and husband, William Herbert Owens, Jr. of record in Book 11609, page 633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 57 and 58, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 123 Clarendon Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of September, 2004.

Joseph G. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Joseph G. Miller the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 2004.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JAN. 30, 2005

Robert L. Scruggs Notary Public