STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Carrie Tiesler
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of September, 2004.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/20/04 08:29 2pgs
Fees:13.00 Taxes:488.03
20040920-0112491

ADDRESS NEW OWNER(S) AS FOLLOWS:
Victor Roque Salazar
3872 Round Rock Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
176-010-011.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eric R. Miller and wife, Jessie K. Miller** hereinafter referred to as Grantors, hereby transfers and conveys to **Victor Roque** ~~Salazar~~ hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

*unmarried

LAND in Davidson County, Tennessee, BEING Lot No. 70 on the Plan of Hickory Woods Estates, Section A, of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eric R. Miller and wife, Jessie K. Miller by deed from W.L. Bainbridge, Inc of record at Instrument No. 20010605-0058111, Register's Office for Davidson County, Tennessee, dated May 18, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 511, as corrected in book 7582, page 166, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7422, Page 235, book 7422, page 301, book 7422, page 304, book 7823, page 857, book 7857, page 94, book 9616, page 470, book 9616, page 477. book 9678, page 187, book 9764, page 44, Register's Office for Davidson County, Tennessee.

Easement for TVA of record in book MINBK 86, page 429, Register's Office for Davidson County, Tennessee.

Easement for Ingress\Egress of record in book 4725, , page 961, Register's Office for Davidson County, Tennessee.

Easement for Nashville Gas of record in book 5897, page 209, Register's Office for Davidson County, Tennessee.

Easement of record in book 4435, page 20, book 6952, page 830, book 7145, page 614, book 7145, page 618, book 6008, page 756, book 5935, page 707-719, book 7224, page 642, book 8169,page 564, book 8169, page 571, book 8169, page 579, book 8169, page 588, book 9632, page 973, Register's Office for Davidson County, Tennessee.

HOA Charter of record in book MINBK 86, page 429, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in book 9786, page 923, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3872 Round Rock Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 10th day of September, 2004.

Eric R. Miller by

Eric R. Miller
Donald R. Barrett, Jr. Attorney-in-fact

Jessie K. Miller by

Jessie K. Miller
Donald R. Barrett, Jr. 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, Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Eric R. Miller and Jessie K. Miller who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Eric R. Miller and Jessie K. Miller.

Witness my hand and official seal this 10 day of September, 2004.

Notary Public Diane Chan

My Commission Expires: 05/30/09

NOTARY PUBLIC DIANE CHAN DAVIDSON COUNTY, TENN.

11302-BW