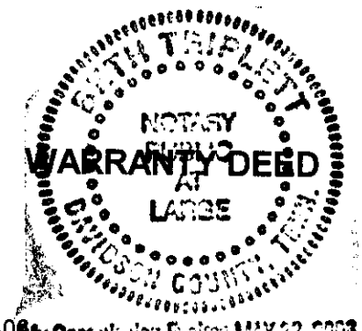
# E44E
Box 13




G-CD-04-1406

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth Lance Miller | First Horizon Home Loan Corp. | |
| 1406 Franklin Avenue | (NAME) 5775-E Glenridge Drive Suite 100 | 83-5-369 |
| (ADDRESS) Nashville, Tennessee 37206 | (ADDRESS) Atlanta GA 30328 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN SESAR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH LANCE MILLER AND WIFE, SHERYL MILLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being westerly 11.4 feet of Lot No. 2 and the easterly 37.2 feet of Lot No. 3 of Block No. 1 on the Corrected Plan of the subdivision of Blocks 1, 2 and 3 of the T.P. Weakley Home Place, as of record in Book 421, Page 50, Register's Office, Davidson County, Tennessee.

Said parts of Lot Nos. 2 and 3 front together 48.6 feet on the southerly side of Seymour, formerly Franklin Avenue, and runs back between parallel lines 240 feet to an alley.

Being the same property conveyed to Benjamin Sesar by Deed dated April 23, 2003 and filed for record on May 8, 2003 in Instrument Number 20030508-0061476, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Reynolds Properties and Renovations, LLC by Deed dated December 27, 2002 and filed for record on December 31, 2002 in Instrument Number 20021231-0162577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 421, page 50, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1406 Franklin Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of September, 2004.

Benjamin Sesar by MLDL Atty in Fact
Benjamin Sesar

Davidson County DEEDWARR
Recvd: 09/24/04 11:06 2pgs
Fees:13.00 Taxes:797.35

20040924-0115459

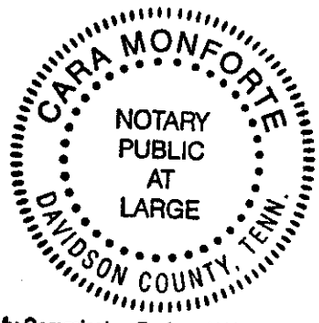
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Deutschmann, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Benjamin Sesar and acknowledged that he/she executed the same as the free act and deed of the said Benjamin Sesar.

Witness my hand and official seal at Davidson County, Tennessee on this the 10th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 1/26/2008




My Commission Expires JAN. 26, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903