This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
Joseph G. Miller
15 Music Square West
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/27/04 13:59 3pgs
Fees:18.00 Taxes:5402.00

20040927-0116169

SEND TAX BILL:
To Owner

MORTGAGEE:
Cumberland Bank
4205 Hillsboro Road, Suite 101
Nashville, TN 37215

MAP AND PARCEL:
MAP 91-16
GROUP
PARCEL 388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Davis O. Clapp and James N. Clapp**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph G. Miller**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land lying in Davidson County, Tennessee, being Lot Nos. 74, 75 & 76 on the Plan of O.B. Hayes Small Lots, as shown on the plat of record in Plan Book 1, page 69, in the Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Davis O. Clapp, an undivided one-half interest and James N. Clapp, an undivided one-half interest, by deed from Steven W. Roads and wife, Kimberly Roads and Full Scale Productions, Inc., as of record at Instrument No. 20040318-0031104, Register's Office for Davidson County, Tennessee.
>
> Bea Clapp, wife of Davis O. Clapp joins in this conveyance to convey any and all rights she may have in the property by virtue of her marriage to the said Davis O. Clapp.

This is improved property known as 15 Music Square West, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph G. Miller, his heirs and assigns, forever; and we, Davis O. Clapp and James N. Clapp, do covenant with the said Grantee 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of September, 2004.

Davis O. Clapp
by Dane B Bryant Attorney In Fact

Davis O. Clapp by Dane B. Bryant as his Attorney in Fact

Bea Clapp
by Dane B Bryant Attorney In Fact

Bea Clapp by Dane B. Bryant as her Attorney in Fact

James N. Clapp
by Dane B. Bryant as Atty In Fact

James N. Clapp by Dane B. Bryant as his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Dane B. Bryant**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that **he is the Attorney in Fact for Davis O. Clapp, Bea Clapp and James N. Clapp** and is authorized by the makers to execute this instrument on behalf of **Davis O. Clapp, Bea Clapp and James N. Clapp as their Attorney in Fact.**

Witness my hand, at office this 27th day of September, 2004.

Tammy Eubank
Notary Public

My Commission Expires: Jan. 26, 2008

TAMMY EUBANK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,460,000.00.

Dane B. Bryant
AFFIANT

Subscribed and sworn to before me
this 27th day of September, 2004.

Tammy Eubank
NOTARY PUBLIC

My Commission Expires: Jan. 26, 2008

TAMMY EUBANK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008