THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23409-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $309,900.00. Affiant Subscribed and sworn to before me this 30th day of September, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: David M. Hannah, Nicole F. Hannah 909 Woodmont Boulevard Nashville, TN 37204	**Send Tax Bills To:** same	**Tax Information:** Map No.118.09-0 Parcel No. 229.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Stephen Miller**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David M. Hannah and wife, Nicole F. Hannah** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 909 Woodmont Boulevard, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Pam Miller joins in this conveyance to convey an and all marital interest she may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2004.

Mark Stephen Miller

Pam Miller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark Stephen Miller and wife, Pam Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/07/04 15:12 2pgs
Fees:13.00 Taxes:1146.63

20041007-0121434

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 (also referred to as Lot No. 2-N on previous deeds of record) on the Map of First Addition to Woodmont Boulevard, Section of Marengo Park, as of record in Book 974, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 2- fronts 75 feet on the southerly side of Woodmont Boulevard and runs back between lines 153 feet on the easterly side and 215.8 feet on the westerly side to the center of a 20 foot easement for utilities on which it measures 95 feet.

Being the same property conveyed to Mark Stephen Miller by deed dated March 24, 2004 from Shirley-Lyn Farrow Stapp of record in Instrument No. 20040326-0034391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 974, page 83, Register's Office for Davidson County, Tennessee.