WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/04 12:00 2pgs
Fees:13.00 Taxes:1582.99

20041206-0144815

G-CD-04-1123

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,835.05

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Richard C. Smith, Jr,	New Owner (NAME)	
1123 Nichol Lane (ADDRESS)	(ADDRESS)	130-09-99
Nashville, Tennessee 37205 (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 M.D. MILLER, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD C. SMITH, JR, AND WIFE, MARY DALE SMITH, 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:

BEING LOT NO. 23 OF BLOCK 5 ON THE PLAN OF THE HIGHLANDS OF BELLE MEADE NO. 1, AS OF RECORD IN BOOK 547, PAGE 180, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 23 FRONTS 125 FEET ON THE WESTERLY SIDE OF NICHOL LANE, FORMERLY MIDLAND DRIVE, AND EXTENDS BACK 163 FEET ON THE NORTHERLY LINE AND 164 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 125 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY CRAWFORD MILLER AND SON, M.D. MILLER, JR., JOINTLY FOR LIFE WITH REMAINDER IN FEE TO THE SURVIVOR BY WARRANTY DEED FROM CHARLES H. DESSOMMES AND HILDA ENGLISH JORDAN, RECORDED THE 28TH DAY OF AUGUST, 1964 IN DEED BOOK 3806, PAGE 441 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID DOROTHY CRAWFORD MILLER HAS SINCE DIED LEAVING M.D. MILLER, J.R. AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 547, page 180; and Book 6273, page 703, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1123 Nichol Lane, Nashville, Tennessee 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 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 1st day of December, 2004.

M.D. Miller, Jr.

STATE OF Tennessee
COUNTY OF Davidson

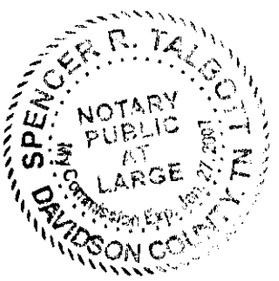
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M.D. Miller, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903