This instrument prepared by:
**Judy Lehman**, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

File No.: **2120-667676**

Davidson County DEEDWARR
Recvd: 12/07/04 12:06 3pgs
Fees:18.00 Taxes:604.58
20041207-0145668

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Second day of December, 2004**, by and between **Brian C. Smith, unmarried**, parties of the first part, and **Brent L. Miller and wife, Jennifer R. Miller**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**Lot 298, SECTION FIVE, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Brian C. Smith, unmarried and Michael F. Connor, married from Roger D. Myers, by virtue of Warranty Deed as recorded on June 4, 2003 in Instrument Number 20030604-0076408, in the Register's Office for Davidson County, Tennessee.**

**Subsequently being the same property conveyed to Brian C. Smith from Michael F. Connor and Angela M. Connor by Quit Claim Deed of record in Instrument No.**
20041207-0145667 **, in the Register's Office of Davidson County, Tennessee.**

This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **146-8-57**
**x** Improved OR
Unimproved property located at: **423 Blackman Rd., Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brian C. Smith

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian C. Smith, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Second day of December, 2004.**

Notary Public

My Commission Expires: 3-10-07

**********

Owner's Name: **Brent L. Miller and Jennifer R. Miller**

and Address: **423 Blackman Rd.**
**Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**South Trust Mortgage Corporation**
**210 Wildwood Parkway,**
**Suite 100**
**Birmingham, AL 35209**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**163,400.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Second day of December, 2004.**

Notary Public

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires: 3-10-07