WARRANTY DEED

G-USB-05-2952

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

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:	
Elizabeth Cyprus	U.S. Bank N.A.	
2952 Primrose Circle (ADDRESS)	4801 Frederica Street (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	117-03-0-062.00

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 MARK S. MILLER, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH CYPRUS, UNMARRIED, 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:

See Attached Exhibit "A"

Davidson County DEEDWARR
Recvd: 03/03/05 08:31 3 pgs
Fees:18.00 Taxes:924.63
20050303-0023260

unimproved ( )
This is improved (X) property, known as 2952 Primrose Circle, Nashville, Tennessee 37212
(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 25th day of February, 2005.

Mark S. Miller

STATE OF Tennessee
COUNTY OF Davidson

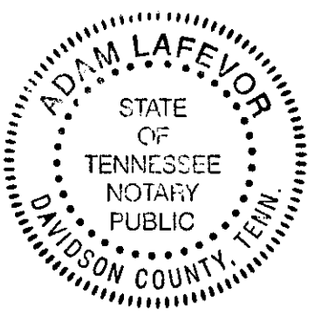
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 25th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

BEING LOT NO 1 OF BLOCK B ON THE MAP OF BELMONT TERRACE ANNEX NO. 4 OF RECORD IN BOOK 974, PAGE 97, R.O.D.C., TENNESSEE.

SAID LOT NO. 1 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF PRIMROSE CIRCLE AND RUNS BACK BETWEEN PARALLEL LINES 186.1 FEET ON THE WESTERLY LINE ALONG THE EASTERLY LINE OF AN UNNAMED STREET, 162.5 FEET ALONG THE EASTERLY LINE TO THE MARGIN OF THE TENNESSEE CENTRAL RAILROAD ON WHICH IT MEASURES 115 FEET. INCLUDED BUT SPECIFICALLY EXCLUDED IS THAT PORTION OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE FOR CONSTRUCTION OF A CONTROLLED ACCESS HIGHWAY AND FOR INGRESS AND EGRESS TO AND FROM, OF RECORD IN BOOK 4795, PAGE 753, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH BOUNDARY OF THIS PROPERTY, SAID POINT BEING SOUTH 57 DEGREES 38 MINUTES WEST 75.3 FEET ALONG THE SAID BOUNDARY FROM ITS INTERSECTION WITH THE WEST MARGIN OF PRIMROSE CIRCLE AT ANOTHER POINT THAT IS 1227.1 FEET SOUTH AND WEST OF THE EAST EXIT OF PRIMROSE CIRCLE ON PRIMROSE AVENUE, THENCE ALONG THE SAID SOUTH BOUNDARY SOUTH 57 DEGREES 38 MINUTES WEST 86.5 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD, THENCE ALONG THE SAID RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD, THENCE ALONG THE SAID RIGHT-OF-WAY NORTH 34 DEGREES 39 MINUTES WEST 115.0 FEET TO A POINT, THENCE NORTH 75 DEGREES 11 MINUTES EAST 950 FEET TO A POINT, THENCE SOUTH 32 DEGREES 51 MINUTES EAST 85.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,790 SQUARE FEET AND BEING PART OF THE PROPERTY BY FRANK P. PETZOLD AND WIFE TO HILDA A. NUTTING OF RECORD IN BOOK 1258, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THERE IS ALSO HEREBY CONVEYED A PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF AN ELECTRIC POWER TRANSMISSION LINE AND UNDERGROUND SANITARY SEWERS. THIS CONVEYANCE INCLUDES THE RIGHT OF THE STATE OF TENNESSEE, DEPARTMENT OF TRANSPORTATION, ITS ASSIGNS AND ITS SERVANTS AND AGENTS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AN D INSPECT ELECTRIC POWER TRANSMISSION AND SANITARY SEWER IMPROVEMENTS WITHIN THE LIMITS OF THE AFOREMENTIONED EASEMENT WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SAME POINT DESCRIBED ABOVE THENCE NORTH 32 DEGREES 51 MINUTES WEST 85.5 FEET TO A POINT, THENCE NORTH 75 DEGREES 11 MINUTES EAST 10.5 FEET TO A POINT, THENCE SOUTH 32 DEGREES 51 MINUTES EAST 81.9 FEET TO A POINT IN THE SAID SOUTH BOUNDARY, THENCE ALONG THE SAID SOUTH BOUNDARY SOUTH 57 DEGREES 38 MINUTES WEST 10.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 855 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO MARK S. MILLER, A MARRIED MAN, BY WARRANTY DEED FROM CELESTE NUTTING HUDSON-QUARTELL AND BILLY LEE NUTTING BRYSON, CO-EXECUTORS OF THE ESTATE OF HILDA ALEXANDER NUTTING, CELESTE NUTTING HUDSON-QUARTELL AND HUSBAND, ROBERT D. QUARTELL AND BILLY LEE NUTTING BRYSON AND HUSBAND, ROBERT NILES BRYSON, SR., RECORDED THE 21ST DAY OF JULY, 2004 IN INSTRUMENT NO. 20040721-0086987, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property is not the primary or marital residence of the within named grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.