Davidson County DEEDWARR
Recvd: 06/09/05 10:45 4 pg
Fees:23.00 Taxes:3200.50

20050609-0065934

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford III
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P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $865,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2005.

Notary Public

My Commission Expires:

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 28, 2006

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert H. Miller, III and		116-07-0-084.00
Coleman Miller Legerton	SAME	BM 00665
37 St. Albans Fairway		117-070-128.00
Memphis, TN 38111		BM 0027048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW H. MILLER, SUCCESSOR TRUSTEE OF THE ANDREW H. MILLER PERSONAL RESIDENCE TRUST – 1996, DATED June**

12, 1996, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROBERT H. MILLER, III AND COLEMAN MILLER LEGERTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 and the southerly part of Lot No. 15 on the Plan of D. F. Kenner's Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., March 24, 1938, as follows:

Beginning at an iron pin on the westerly margin of Walnut Drive, at the corner of Lot Nos. 13 and 14; thence with the line between said two lots, westwardly 270 feet to the easterly margin of Glenside Avenue; thence with said Avenue, northwardly 105 feet to the southerly margin of a proposed 50 foot street; thence with said proposed street, eastwardly 235 feet, more or less, to an iron pin on the westerly margin of Walnut Drive; thence with said Drive southeastwardly 80.55 feet to the end of a curve, continuing with said Drive, southwardly 50 feet to the beginning.

Being the same property conveyed to Scott P. Miller as Trustee of The Andrew H. Miller Personal Residence Trust – 1996, dated June 12, 1996, by deed from Andrew H. Miller, of record in Book 10086, page 730, Register's Office for Davidson County, Tennessee. The said Scott P. Miller having since died and Andrew H. Miller having been appointed Successor Trustee by instrument of record as Instrument No. 20050609-0065927, Register's Office for Davidson County, Tennessee.

TRACT II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Plan of D. F. Kenner's Walnut Grove Subdivision, of record in Book 974, Page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott P. Miller, as Trustee of the Andrew H. Miller Personal Residence Trust – 1996, dated June 12, 1996 by deed from Andrew H. Miller, of record in Book 10299, page 463, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Gloria Davitt Shaw, Margaret Butrum Davitt, Mary Dunlap, Jacqueline Morris Sloan, and Norma Evelina Bredickas to Andrew H. Miller of record as Instrument No. 20050118-0006272, Register's Office for Davidson County, Tennessee. In addition, Andrew H. Miller conveyed any interest that he obtained in said property to the Andrew H. Miller Personal Residence Trust – 1996, dated June 12, 1996 by quitclaim deed of record as Instrument No. 20050603-0063315, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 2, Register's Office for said County.

This is improved property known as 301 Walnut Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of June, 2005.

Andrew H. Miller

Andrew H. Miller, Successor Trustee of the
the Andrew H. Miller Personal Residence Trust – 1996

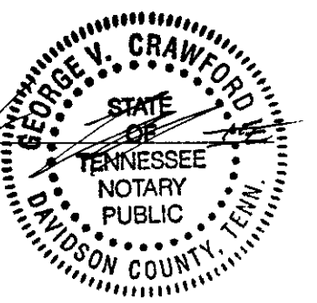
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW H. MILLER, Successor Trustee of the Andrew H. Miller Personal Residence Trust – 1996,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2005.

Notary Public



My Commission Expires: 3/31/2007

257384.1/2005296