2

FROM: Mark W. Miller and wife, Beth L. Miller

TO: James W. Rupley

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James W. Rupley 401 Bowling Ave #44 Nashville, TN 37205	owner	Map 104-13-A Parcel 50

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 29 day of December, 2005.

Notary Public

My Comm. Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark W. Miller and wife, Beth L. Miller, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto James W. Rupley, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Building No. 50 on the plan of Richmeade Place Section III, of record in Book 5050, page 19, Register's Office for said county, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Mark W. Miller by deed from Patricia P. Candish, unmarried and individually, of record as Instrument No. 20030131-0013617, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

Davidson County DEEDWARR
Recvd: 01/03/06 11:24 3 pgs
Fees:18.00 Taxes:906.50
20060103-0000489

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1. Metropolitan Government taxes.

2. All matters shown on the Plan of record in Book 5050, page 19, said Register's Office.

3. Terms and conditions of the Declaration of Covenants and By-Laws of record in Book 4941, page 637, said Register's Office, and Book 4942, page 633, Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473 and Book 5213, page 945, said Register's Office.

4. Rights of others in and to the common elements.

This is property known as 401 Bowling Avenue, Unit 44, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 28th day of December, 2005.

Mark W. Miller

Beth L. Miller by Mark W. Miller as attorney-in-fact

Beth L. Miller by Mark W. Miller, as
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of December, 2005.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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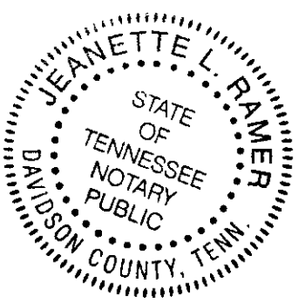
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark W. Miller to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Beth L. Miller, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Beth L. Miller for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 19th day of December, 2005.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07



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