NEW OWNER:
Danielle Lillie

Send Tax Bills To:
323 Huntington Ridge Dr
Nashville, TN 37211

This Instrument Prepared By:
William Carter Conway, Attorney
236 Court Square, Suite 205
Franklin, TN 37064

Map #161-11A, Parcel #172
6DU-76492

BOOK 9976 PG 641

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Seven Thousand Five Hundred Dollars ($67,500), the receipt of which is acknowledged, and other good and valuable consideration;

We, the Grantors, **Robin P. Miller** and **Danny M. Taylor**, individually and as Co-Executors of the Estate of Samuel E. Donald, deceased, have bargained and sold and do hereby transfer and convey unto the Grantee, **Danielle Lillie**, her heirs and assigns forever, the following described land lying, located and being in the _____ Civil District of Davidson County, Tennessee, being further described as follows, to wit:

> **Land in Davidson County, Tennessee, being Lot 172 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, said Register's Office, to which reference is hereby made for a more complete and accurate legal description. This is improved property located at 323 Huntington Ridge, Nashville, Tennessee 37211.**
>
> **Being the same property conveyed to Samuel E. Donald, deceased of record in Book 6993, Page 309, Register's Office of Davidson County, Tennessee.**
>
> **Being also the same property devised to Robin P. Miller and Danny M. Taylor by Will of Samuel E. Donald, deceased, Probate #95P372, Probate Court of Davidson County, Tennessee.**

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantee, **Danielle Lillie**, her heirs and assigns, forever.

AND WE THE GRANTORS COVENANT with the said Grantee that we are lawfully seized and possessed of said land, in fee simple and have a good right to convey it and that it is unencumbered except as follows:

1. The plan of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, including a reservation that access easements shown hereon are reserved by the aforesaid owner and are not dedicated

to the public. BOOK 9976PG642

2. Declaration of covenants, conditions, restrictions, including but not limited to assessments, special assessments, charges and liens, contained in an instrument of record in Book 4729, Page 698, as amended in Book 4889, Page 905, Register's Office of Davidson County, Tennessee.

3. State, County and Metro Government taxes for the year 1996 are a lien, but are not yet due and payable.

State, County and Metro Government taxes for the year 1996 will be prorated date of deed and will be paid by the Grantee when same become due and payable. Any taxes due prior to 1996, if any, will be paid by the Grantors. Any homeowner's fees, if applicable, will be prorated date of date and paid by the Grantee when same become due and payable. Any fees due prior to 1996, if any, will be paid by the Grantors.

AND WE THE GRANTORS FURTHER COVENANT with the said Grantee, and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Sally Miller, wife of Robin P. Miller and Mary Taylor, wife of Danny M. Taylor, join into this conveyance for the purpose of quitclaiming to the Grantee, all of their right, title and interest, if any, to said property, by virtue of their marital rights with their respective spouses.

POSSESSION of the premises will be given date of Deed.

WITNESS our hands on this the 7th day of March, 1996.

Robin P. Miller

Robin P. Miller, Grantor

Sally Miller

Sally Miller

Danny M. Taylor

Danny M. Taylor, Grantor

Mary Taylor

Mary Taylor

BOOK 9976 PG 643

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named, **Robin P. Miller and wife, Sally Miller,** the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 7th day of March, 1996.

William Carter Conway
NOTARY PUBLIC

My Commission Expires:
7/3/99

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named, **Danny M Taylor and wife, Mary Taylor,** the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 7th day of March, 1996.

William Carter Conway
NOTARY PUBLIC

My Commission Expires:
7/3/99

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Tony Sadler
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF MARCH, 1996.

NOTARY PUBLIC

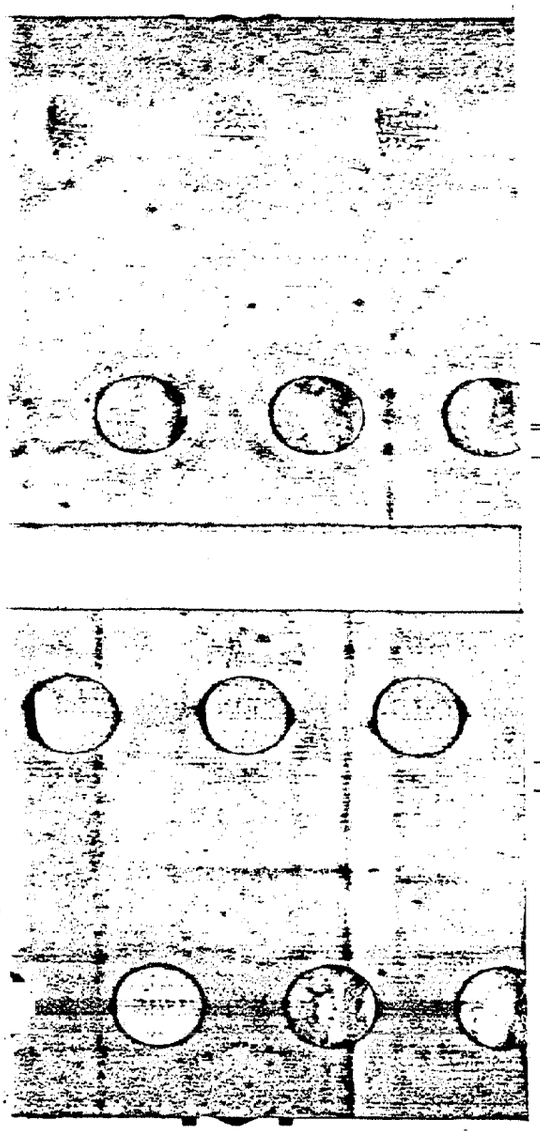
MY COMMISSION EXPIRES: 11-30-97

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

0159330
IDENTIF. & REFERENCE

96 MAR 12 PM 2:32
FELIX Z. DeLESDERNIER REGISTER
DAVIDSON COUNTY, TN.

7596 03/12 0101 03CHECK 262.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9976 PG 644

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 12.00
TOTAL 262.75
CHECK 262.75

03/12/96 01 14:33 0001 7596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159330
IDENTIF. ✦ REFERENCE

96 MAR 12 PM 2:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1015680