File Box 9-B
First Title and
Escrow Company, Inc.

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

GERALD G. PATTERSON, ATTORNEY
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10494 PG 834

#14695

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| GEORGE R. MILLER (NAME) | NEW OWNER (NAME) | MAP 156-1-B |
| 7825 Harpeth View Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 36 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | FB# 9D80569 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DAWN DENNY , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE R. MILLER , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 36 on the Plan of Harpeth View Subdivision, as of record in Plat Book 6900, page 319, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Shawn P. Maloney and wife, Dawn D. Maloney by deed from Morris Eshaghpour Contracting of record in Book 8856, page 230, said Register's Office. Shawn P. Maloney and Dawn D. Maloney have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 97D-139. Dawn D. Maloney has been restored to her maiden name of Denny by said Decree. Shawn P. Maloney has conveyed his interest in said property to Dawn D. Maloney by quitclaim deed of record in Book 10380, page 496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7112, page 341, and Book 7242, page 537; (3) Charter of record in Book 7306, page 411; (4) Easements of record in Book 8436, page 543; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 319, said Register's Office.

03167117

IDENTIF. & REFERENCE

97 JUN 17 AM 10:45
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 7825 Harpeth View Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 13th day of June, 19 97.

DAWN DENNY

BOOK 10494 PG 835

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWN DENNY

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 13th day of June, 19 97.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

3962 06/17 0101 03CHECK 534.40

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

George R. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 19 97

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DAWN DENNY

TO

GEORGE R. MILLER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10494 PG 836

| | | |
|---|---|---|
| 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 142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
TOTAL 534.40
CHECK 534.40

06/17/97 01 10:46 0001 3962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03167117
IDENTIF. ↑ REFERENCE

97 JUN 17 AM 10:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1163845