FILED 2004 45

FORM NO WD-1

BOOK 10889 PG 94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL 1998

Notary Public

MY COMMISSION EXPIRES: 3/24/01

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM A. MILLER et ux	Tucker Federal Bank, d/b/a Prime Lending	51-7-12
(NAME)	(NAME)	
805 Fair Oaks Drive	P.O. Box 211788	11D 14990
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Augusta, GA 30917-1788	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, WE WILLIAM R. DUNN, JR., and wife, CLAUDETTE C. DUNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM A. MILLER and wife, TONYA A. MILLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in The 11th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Map of Pleasant Acres, Sec. V, as of record in Book 2331, page 56, Register's Office for said County.

SAID Lot No. 11 fronts 105 feet on the south side of Fairoaks Drive, and runs back 286.78 feet on the west line and 346.87 feet on the east line, to a dead line in the rear on which it measures 192 feet.

BEING the same property conveyed to William R. Dunn, Jr., and wife, Claudette C. Dunn by deed from Eugene Helm and wife, Claudia Elizabeth Helm of record in Book 4154, page 860, Register's Office for Davidson County, Tennessee.

0426331

IDENTIFICATION REFERENCE

98 APR 16 PM 1:27

VILSON H. REGISTER
DAVIDSON COUNTY, TN.

4944 04/16 0101 03CHECK 567.70

This is improved / unimproved property known as 805 Fair Oaks Drive, Madison, Tennessee 37115
(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 GRANTEES, their 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 and representatives, 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 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 s this 15th day of April, 1998

William R. Dunn Jr.
WILLIAM R. DUNN, JR.

Claudette C. Dunn
CLAUDETTE C. DUNN

BOOK 10889 PG 95

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM R. DUNN, JR., and wife, CLAUDETTE C. DUNN

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1998.

Commission Expires 3/24/01

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

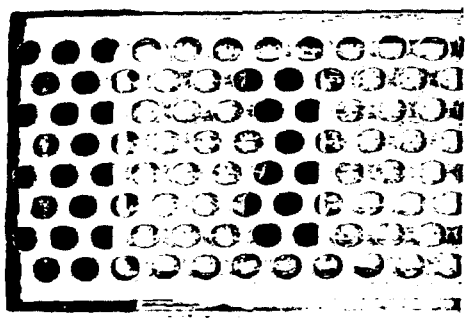
_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10889 PG 96

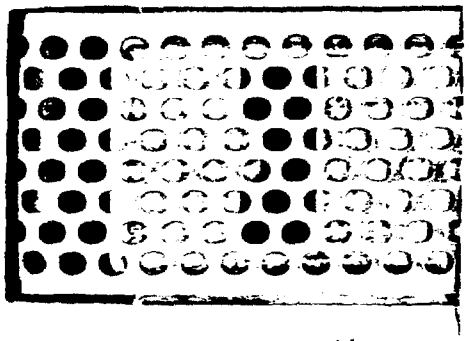
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 151000.00
CON TX 558.70
PRFEE 1.00
WDEED 8.00
TOTAL 567.70
CHECK 567.70

04/16/98 01 13:28 0001 4944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426331
IDENTIFICATION REFERENCE
98 APR 16 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281095