BOOK 10911 PG 889

27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

LINDA S. HADDIX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Miller (NAME)	Chase Manhattan Mortgage (NAME)	172-12-B-343.00CO
3024 Cody Hill Road (ADDRESS)	1500 N. 19th St. (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe LA 71201 (CITY) (STATE) (ZIP)	

FOR AND 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, Jeanien V. Kiskaddon, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen D. Miller and wife, Gina 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 Davidson County, TN, BEING Lot No. 222 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, page 6, and amended in Book 7900, page 739, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeanien V. Kiskaddon, by deed from Yazdian Construction, Inc., of record in Book 9561, Page 316, Register's Office for Williamson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 6, and amended in Book 7900, page 739; Declaration of covenants, and restrictions of record in Book 8069, page 170, and Book 9384, page 290; By-Laws in Book 8071, page 531; Charter of Bradford Hills Homeowner's Association, Inc. in Book 8071, page 520; Open Space conveyed to Bradfor Hills Homeowner's Association, Inc. in Book 8154, page 304 and Book k9779, page 672; Deeds of conveyance for sanitary sewers and water mains in Book 8377, page 769 and Book 8377, page 808; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3024 Cody Hill Road, Nashville, TN 37211
(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 my hand this 25th day of March, 19 98

Jeanien V. Kiskaddon
Jeanien V. Kiskaddon

BOOK 10911 PG 890

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanien V. Kiskaddon, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 25th day of March 19 98

Commission expires 3-27-99

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

1625 05/04 0101 03CHECK 673.15

WARRANTY DEED

FROM

Jeanien V. Kiskaddon

TO

Stephen D. Miller and wife,
Gina Miller

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 MAY -4 AM 8:32
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04 32566

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10911 PG 891

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 179500.00
CON TX 664.15
PRFEE 1.00
WDEED 8.00
TOTAL 673.15
CHECK 673.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/98 01 08:35 0001 1625

0432566
IDENTIF. # REFERENCE

98 MAY -4 AM 8:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1287702