BOOK 10982 PG 391

P 5 19-A

# WARRANTY DEED

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NUMBER |
|---|---|---|
| Charles B. & Rose Miller<br>6470 Old Hickory Blvd.<br>Whites Creek, TN 37189 | SAME | Map 030-00-0<br>Parcel 128.00 |

**THIS INSTRUMENT PREPARED BY:**

ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201-1628
615/254-3446

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $12,000.00. Charles B. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 1998.
Rollie L. Woodall
Notary Public
MY COMMISSION EXPIRES: AUGUST 14, 2001.

**FOR AND IN CONSIDERATION OF** the sum of twelve thousand and no one-hundredths Dollars ($12,000.00) and other good and valuable consideration paid by Charles B. Miller and wife, Rose Miller, (hereinafter referred to as "Grantee") to Mary Ruth Miller, *feme sole*, and Guy Miller, (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and does hereby transfer and convey, unto the said Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**LAND** in Davidson County, Tennessee, being Lot No. 2 on the Plan of Felix Dickerson Subdivision, unrecorded, and described according to a survey of Ralph Lambert, Surveyor, as follows:

**BEGINNING** at a point in the southerly margin of Old Hickory Boulevard, the common corner of Lots Nos. 1 and 2; thence with the line between said lots, South 21° 09' East 417 feet to a point; thence South 29° 53' East 265 feet to a point; thence South 64° 45' West 110 feet to a point; thence North 88° 57' West 146.5 feet to a point in the common rear corner of Lots Nos 2 and 3; thence North 17° 45' West 642.8 feet to a point in the southerly margin of Old Hickory Boulevard; thence with the margin of said road, North 72° East 165 feet to the point of beginning.

**BEING** a part of the same property conveyed to Mary Ruth Miller and son, Guy Miller, by deed from Felix Dickerson, recorded in Book 4717, Page 571, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4720, Page 58, said Register's Office.

98 JUN -4 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0446162
IDENTIF. & REFERENCE

This is improved property known as 6476 Old Hickory Boulevard, Whites Creek, Davidson County, Tennessee 37189.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

**AND** the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1998 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind himself, his 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.

Donna Sheree Miller joins in this deed to convey to Grantee all of her right, title, and interest in and to the said improved real property, but not further or otherwise.

**IN WITNESS WHEREOF**, the parties have set their hands and seal, on this the 3rd day of June, 1998.

MARY RUTH MILLER, *feme sole*

GUY MILLER

DONNA SHEREE MILLER

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE )**
**) ss:**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, Mary Ruth Miller, Guy Miller and wife, Donna Sheree Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 1998.

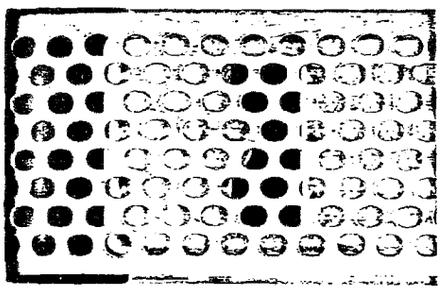
NOTARY PUBLIC

My Commission Expires: August 14, 2001.

ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

6063 06/04 0101 03CHECK 53.40

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



RECEIVED OF _____

FOR _____

Book 10962 Pg 393

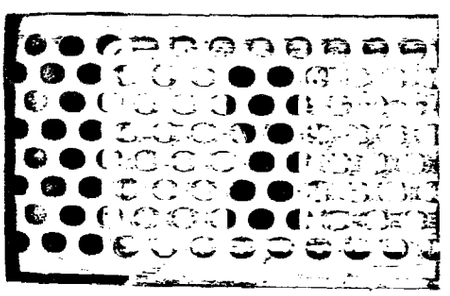
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

06/04/98 01 10:42 0001 6063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446162
IDENTIF. & REFERENCE

98 JUN -4 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1301971