Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

BOOK 11293 PAGE 363

ADDRESS NEW OWNER:
Jimmie M. Miller et ux
617 Atlanta Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3314

MAP 75
GROUP 4
PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sara D. Dorsey, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jimmie M. Miller and wife, Jackie S. Miller**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 379, Tulip Grove Subdivision, Section 6, as of record in Plat Book 4460, page 19, Register's Office, Davidson County, Tennessee.

Said Lot No. 379 fronts 85 feet on the westerly margin of Atlanta Drive, and runs back 156.21 feet on the south sideline, and 140.00 feet on the north sideline, and measures 107.44 feet across the rear lot line.

Being the same property conveyed to William H. Dorsey and wife, Sara D. Dorsey by deed from Kenneth H. Noeller and wife, Lorraine A. Noeller dated October 15, 1977, of record in Book 5213, page 845, Register's Office for Davidson County, Tennessee. The said William H. Dorsey has since died. Sara D. Dorsey and Sara Elizabeth Dorsey are one and the same person.

Nancy Dorsey McMurtry executes this instrument of behalf of Sara Elizabeth Dorsey, by virtue of a Power of Attorney filed for record in Book 11293, page 361, Register's Office for Davidson, Tennessee.

This is improved property known as 617 Atlanta Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien now due and payable. Map 75, Group 4, Parcel 110. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4511, page 994, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4460, page 19, Register's Office for Wilson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 35 foot minimum building setback line from 617 Atlanta Drive; health department rules and regulations; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 4th day of January, 1999.

Sara Elizabeth Dorsey, by Nancy Dorsey McMurtry, atty-in-fact

Sara Elizabeth Dorsey, by Nancy Dorsey McMurtry,
as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 4th day of January, 1999, in Mt. Juliet, Tennessee, before me personally appeared Nancy Dorsey McMurtry, to me known to be the person who executed the foregoing Warranty Deed on behalf of Sara Elizabeth. Dorsey, for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of the said Sara Elizabeth Dorsey, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 4th day of January, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of January, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

U535602
IDENTIF. ↑ REFERENCE
99 JAN 12 AM 9:28
DAVIDSON COUNTY, TN.
1476 01/12 0101 03CHECK 392.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11293 PAGE 366

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0535602
IDENTIF. & REFERENCE

99 JAN 12 AM 9:28

REGISTER
DAVIDSON COUNTY, TN.

CAMT
102000.00
CON TX 377.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 392.40
CHECK 392.40

01/12/99 01 09:29 0001 1476

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410928