BOOK 11397 PG. 462

PREPARED BY:
Lender's Title & Escrow LLC
783 Old Hickory Boulevard, Suite 103 East
Brentwood, Tennessee 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **March, 1999** between **Jack Barnes, Jr. and wife, Catherine M. Barnes** , GRANTOR, and **Anthony Glenn Miller and wife, Lisa Miller, tenants by the entireties** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 135 on the plan of Fair Oaks, Section II, or record in Plat Book 4460, page 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Jack Barnes, Jr. and wife, Catherine M. Barnes by deed of record in Deed Book 8800, Page 824, Davidson County Register's Office.

99 MAR 24 AM 9:57
REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

0564988

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their (successors), heirs and assigns forever, and Grantor does further covenant that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered except for payment of real property taxes which have been prorated between the parties herein and paid or will be paid as agreed between the parties herein.

AND GRANTOR DOES FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate against the lawful claims of all persons, whomsoever.

Whenever 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 on the day and year first above written.

Jack Barnes, Jr.
Signature of Seller

Catherine M. Barnes
Catherine M. Barnes
Signature of Seller

2717 03/24 0101 03CHECK 344.00

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, a Notary Public of said County and State, **Jack Barnes, Jr. and wife, Catherine M. Barnes** , the within named bargainors, 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, at office, this **11th** day of **March, 1999.**

Notary Public

My Commission Expires: 3/17/2002

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Name and Address of Property Owner:

Anthony Glenn Miller and Lisa Miller
300 East Webster Street, Building 12
Madison, Tennessee 37115

Property Address:

211 Townes Dr.
Nashville, Tennessee 37211

Person Responsible for Taxes:

SAME

Lot No 135 Fair Oaks, Section II

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$90,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public, this **11th** day of **March, 1999.**

Notary Public

My Commission Expires: 3/17/2002

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Boulevard, Suite 103 East
Brentwood, Tennessee 37027
99-1-043

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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IDENTIF. & REFERENCE

99 MAR 24 AM 9:57

REGISTER
DAVIDSON CO. TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

03/24/99 01 09:58 0001 2717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441803