This instrument was prepared by:
L. J. Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file #99060025

box# 28-B

BOOK 11554 PAGE 71

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Lloyd Wayne Miller, & Lyvone Jennings Miller 317 Monaco Drive Hermitage, Tennessee 37076	Richcard Sams 4708 Churchwood Dr. Nashville, TN. 37220	75-06-0 / 122.00 Field Bk# 04D 34922

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Lloyd Wayne Miller and wife, Lyvone Jennings Miller, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **E. RICHARD SAMS**, and wife, **GERRY M. SAMS**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

LLOYD WAYNE MILLER and wife, **LYVONE JENNINGS MILLER**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 19 on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to E. Richard Sams and wife, Gerry M. Sams by deed from William L. Renick, Jr. and wife, Glenda S. Renick; and Nelson C. Lacy and wife, Nancy R. Lacy, of record in Book 6559, page 984, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 115,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 1st day of July, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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. We do covenant with the said GRANTEE 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:

1999 Property taxes are to be prorated and assumed by the GRANTEE.
Restrictions, easements and setbacks on plat at Book 4175, page 185, R.O.D.C.

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.

This is improved property known as: 315 & 317 Monaco Drive, Hermitage, TN. 37076.

Witness our hands this 1st day of July, 1999.

E. Richard Sams
E. Richard Sams

Gerry M. Sams
Gerry M. Sams

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis IV a Notary Public in and for said County and State, the within named E. Richard Sams and Gerry M. Sams 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 July, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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06067718
IDENTIF. A RECORDING REFERENCE

99 JUL -1 PM 4:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY

DEED

From: *E. Richard Sams*
and wife,
Gerry M. Sams

To: *Lloyd Wayne Miller*
and wife,
Lyvone Jennings Miller

Property:
317 Monaco Drive
Hermitage, TN. 37076

MAP 96-4 PARCEL 230.00 CONTROL MAP

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11554 PAGE 73

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

06067718

IDENTIF. & REFERENCE

99 JUL -1 PM 4:36

L GARRETT REGISTER
AVIDSON COUNTY, TN.

CAMT	
	115000.00
CON TX	425.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

07/01/99 01 16:38 0001 7132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485566