NEW PROPERTY OWNER IS
AND SEND TAX BILLS TO:
GERALD MILLER, II AND
WIFE ANITA MILLER
176 Leath Lane
Bethpage, TN 37022
MAP 44-11-0-167

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND AND NO/100 ($35,000.00) DOLLARS, paid and to be paid as hereinafter set forth, I, AVERT J. GAW, have this day bargained and sold and by these presents do hereby transfer and convey unto GERALD MILLER, II AND WIFE ANITA MILLER, as tenants by the entirety, their heirs and assigns, forever, the following described lot or parcel, situated in Davidson County, Tennessee, as follows:

Being Lot No. 28 of Section "A" on the Plan of E. I. du Point de Nemours and Company's Subdivision, Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 52 feet on the easterly side of Cleves Street and extends back 87.6 feet on the northerly line and 87.7 feet on the southerly line to a dead line measuring 52 feet thereon.

Being the same property conveyed to Avert J. Gaw by deed from Michael W. Christian and Susan B. Christian of record in Book 8186, page 605, Register's Office of Davidson County, Tennessee.

cGrantor hereby warrants that this is not the principal place of residence of Avert J. Gaw, nor his spouse, if any, and is therefor not subject to the homestead exemption.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GERALD MILLER, II AND WIFE, ANITA MILLER, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 1999 real estate taxes, applicable zoning and building regulations and all visible easements and

99 NOV -3 AM 8:41
REGISTER
DAVIDSON CO. TN.
06536606
MAIL REFERENCE
$70.00 01CHECK 144.50

restrictions of record, if any.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GERALD MILLER AND WIFE ANITA MILLER, as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever.

OF SAID CONSIDERATION of THIRTY-FIVE THOUSAND AND NO/100 ($35,000.00) DOLLARS, the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS has this day been paid in cash, the receipt of which is hereby acknowledged and for the balance of TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) the said GERALD MILLER, II AND WIFE, ANITA MILLER have this day executed and delivered a promissory note for the sum of TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS, payable to the order of AVERT J. GAW secured by a DEED OF TRUST of even date executed by said GRANTEES.

WITNESS my hand this the 29th day of October, 1999.

AVERT J. GAW

STATE OF TENNESSEE

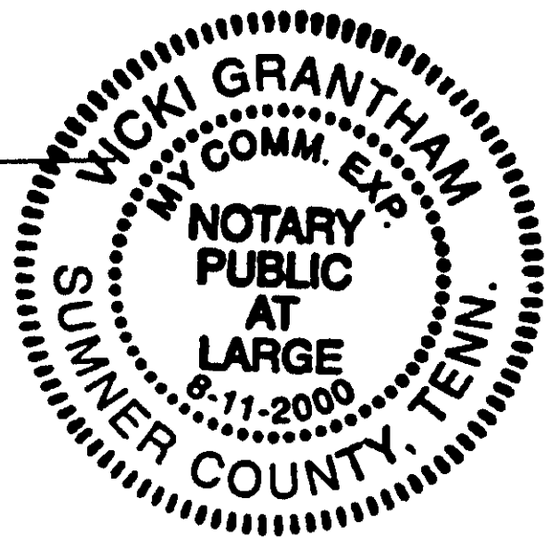
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AVERT J. GAW, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 29th day of October, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-11-2000



OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 29th day of October, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-11-2000



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

0603609 REFERENCE FEE 99 NOV -3 AM 8:41 REGISTER DAVIDSON CO. TN.

BOOK 11729 PAGE 44

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	144.50
CHECK	144.50

11/03/99 01 08:42 0001 7270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535013