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DAVIDSON COUNTY

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41324
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John B. Sierk Joanne L. Umstead 104 Peak Hill Circle Nashville, TN 37211	Bank of America 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 172-12-A-095

BOOK 11746 PAGE 178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 162000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alberta R. Miller, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John B. Sierk and spouse, Joanne L. Umstead,** hereinafter called the **Grantee**, Grantee's 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. 138 on the Plan of Section Five, Bradford Hills of record in Plat Book 7000, Page 6, as amended in Book 7900, Pages 287 and 288, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Alberta R. Miller and Diane C. Molyneux, as tenants in common with the right of survivorship by deed from Yazdian Construction Inc., of record in Book 8559, Page 454, Register's Office for said County. By Quitclaim Deed of record in Book 11041, Page 243, said Register's Office, the said Diane C. Molyneux, unmarried, conveyed here interest in subject property to Alberta R. Miller.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 6, as amended in Book 7900, Pages 287 and 288, said Register's Office, which Plan shows a 20 foot minimum building setback line from Peak Hill Circle, together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line(s); And a 2.5 x 25 foot utility anchor easement located on the northwesterly and northeasterly front corners of said lot; And a 5 foot easement for public utility and drainage purposes along the westerly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8071, Page 531, Book 8372, Page 901, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 104 Peak Hill Circle, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 1999.

Alberta R. Miller

Alberta R. Miller

State of Tennessee
County of Davidson

On this 15th day of November, 1999, before me the undersigned authority, personally appeared **Alberta R. Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/23/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 162000.00

Joanne A. Umstead

Affiant

Sworn and subscribed before me on the 15th day of November, 1999.

My Commission Expires: _____ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/23/2003

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11746 PAGE 180

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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RECEIVED
99 NOV 17 PM 3:26

CAMT	
	162000.00
CON TX	599.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	610.40
CHECK	610.40

11/17/99 01 15:27 0001 2281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539944