WARRANTY DEED

Instr:200001140005104 Page: 1 OF 2
REC'D FOR REC 01/14/2000 1:36:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $18.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF January, 20 00

Notary Public

MY COMMISSION EXPIRES: March 3, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery A. Miller (NAME)	Same as New Owner (NAME)	Map 71-12
1118 Kendall Farms Drive (ADDRESS)	1118 Kendall Farms Drive (ADDRESS)	Parcel 342
Hendersonville, Tn 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gene Lanius and wife, Sheila Lanius

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery A. Miller and wife, Kimberly D. Miller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 6 on the Plan of Walnut Grove Subdivision, as of record in Book 332, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the southerly side of Cherokee Avenue and extends back on the easterly side 235.4 feet and 232.2 feet on the westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Gene Lanius and wife, Sheila Lanius by Warranty Deed from Mid-States Paper & Notion Co., Inc. of record in Book 7570, Page 900, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SHOWN ON THE PLAT OF WALNUT GROVE SUBDIVISION AS OF RECORD IN BOOK 332, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved (X)
This is improved ( ) property, known as 806 Cherokee Avenue, Nashville, Tn 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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; and 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. Wherever 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 our hand s this 12th day of January 20 ~~xx~~ 00

Gene Lanius

Gene Lanius

Sheila Lanius

Sheila Lanius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gene Lanius and wife, Sheila Lanius

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 Madison, Tennessee, this 12th day of January 20 00.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public