THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

K-UP

Instr:200002030011198 Page: 1 OF 2
REC'D FOR REC 02/03/2000 9:23:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $177.60

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Gerald Miller, Sr.<br>303 Lago Vista Dr.<br>Lebanon, TN 37087 | SAME | 53-03-118 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNIE LOUISE MCNEAL, a single person, by and through her attorney in fact, LENORA D. HUNTER,** has this day bargained and sold, and does hereby transfer and convey unto the said **GERALD MILLER, SR.,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 118, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee; fronting 79.0 feet on Elliston Street, containing 0.11 acres, more or less.

Being the same property conveyed to Malcom McNeal by Quitclaim Deed from Malcolm McNeal, a single person, Pinnie Louise McNeal, a single person, Fred T. Pipkins and wife, Kate McNeal Pipkins, Eva McNeal DeMoss, a widow, Bonnie W. Dodson and wife, Alise McNeal Dodson, Bessie McNeal Boone, a widow and Benson Murphy and wife, Nellie Murphy, the heirs of Charles F. McNeal and Nora N. McNeal of record in Book 5608, page 797, Register's Office for Davidson County, Tennessee. The said Malcolm McNeal having since died and being the same property devised to Pinnie Louise McNeal, as devisee under the will of Malcolm NcNeal, deceased of record in Will Book 141, page 61, Probate Court Clerks Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $48,000.00.

Subscribed and sworn to before me this 10 of January, 2000.

My Commission Expires: 5-28-2000

X Gerald A. Miller
Affiant

Judy Callis
Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved property located at 1400 Elliston Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

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 this 10 day of January, 2000.

Lenora D. Hunter
LENORA D. HUNTER, Attorney
in Fact for PINNIE LOUISE MCNEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **LENORA D. HUNTER as attorney in fact for PINNIE LOUISE MCNEAL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Pinnie Louise McNeal.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2000.

Judy Callis
NOTARY PUBLIC

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/28/2000