WARRANTY DEED

Instr:200002250018481 Page: 1 OF 2
REC'D FOR REC 02/25/2000 11:16:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $285.36

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,129.73

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24 DAY OF

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 10-14-2003

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc. 170 Cude Lane Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Micheal Miller (NAME)	SAME (NAME)	
6247 Pettus Road (ADDRESS)	(ADDRESS)	162-3-41.00
Antioch, Tn 37013 (CITY) (STATE) (ZIP)	(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, Tammy Lynn Peebles, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Micheal Miller Unmarried

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:

Being Lot No. 134, on the Plan of Apache Hills, Section 3, of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, and described as follows: Said Lot 134 fronts 80 feet on the easterly margin of Cimarron Way and extends back 125.0 feet on the northerly line and 138.10 feet on the southerly line to a dead line in the rear measuring 81.0 feet.

Being the same property conveyed to G. Allen Ward, an unmarried person by deed from Wanda Fay Burns, and unmarried person, of record in Book6114, page 593, Register's Office for said County. The said G. Allen Ward now being married to Melissa K. Ward.

The said Melissa K. Ward joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to Restrictive Covenants of record in Book 4225, page, 657; Book 4361, page 162; and Book 4454, page 301, Register's Office for said County.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Buyer to assume year 2000 taxes in full.

unimproved ( )
This is improved ( ) property, known as 4936 (House Number) Cimarron Way (Street) Antioch, TN (P.O. Address) 37013 (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 my hand this 24th day of Feb, 2000

Tammy Lynn Peebles

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 Tammy Lynn Peebles

the 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. Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 2003.

Commission expires _____

DANIEL PATRICK ALLEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires 10-14-2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____, _____.

My commission expires _____

Notary Public