Instr:20000225001863S Page: 1 OF 2
REC'D FOR REC 02/25/2000 2:27:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $238.33

**PICK-UP**

**THIS INSTRUMENT PREPARED BY:**
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

From information furnished by the parties.

**Address New Owner(s)**
Kay Miller Wells, et al
Name
5425 Hill Road Circle
Street Address
Nashville, TN 37220
City, State, Zip

**Send Tax Bills To**
Same
Name
Street Address
City, State, Zip

**Map-Parcel No.**
Map & Parcel
147-04-0-034.00

Field Book
05DU-06756

# Warranty Deed (Reserving Life Estate)

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wilson Pennington Miller, Trustee under the Wilson Pennington Miller and Roberta Thomas Miller Living Trust, Grantor, hereby transfers and conveys to Kay Miller Wells, Joy Miller Worley and Lee Miller Tomlin, as tenants in common, Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee to-wit:

Being Lot No. 75 on the Plan of Beverly Heights Subdivision, Section II, of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 170 feet on the easterly side of Foley Drive and extends back between lines 207.7 feet on the northerly line and 216.5 feet on the southerly line to a broken line in the rear on which it measures 241.2 feet thereon.

Being the same property conveyed to Wilson P. Miller and wife, Roberta T. Miller by deed from Materials, Inc. of record in Book 2594, Page 483, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10682, Page 416, said Register's Office, the subject property was conveyed to Wilson Pennington Miller and Roberta Thomas Miller Living Trust.

Title to the aforedescribed real property was vested in Wilson Pennington Miller and Roberta Thomas Miller Living Trust. Roberta Thomas Miller is now deceased, having departed this life on November 23, 1999, a resident of Davidson County, Tennessee. Wilson Pennington Miller conveys as surviving Trustee.

This is improved property known as 4816 Foley Drive, Nashville, Tennessee.

**THE GRANTOR, as surviving Trustee, hereby reserves unto himself a life estate in the above property for and during his natural life.**

And the Grantor does hereby covenant with the Grantees that they are lawfully seized in fee of the above described real estate; that they have a good right to sell and convey the same; that the same is unencumbered with the exception of all applicable zoning and building regulations, all visible easements, and restrictions and limitations of record; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on February 25, 2000.

Wilson Pennington Miller

Wilson Pennington Miller, Trustee (Grantor)

State Of Tennessee
County Of Sumner

Personally appeared before me, Wilson Pennington Miller, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, on February 25, 2000.

Notary Public

State Of Tennessee
County Of Sumner

The actual consideration or value whichever is greater, for this transfer is $64,414.51. Subscribed and sworn to before me, on February 25, 2000.

Affiant

Notary Public

My commission expires: Aug. 7, 2000