WARRANTY DEED

Instr:200005040044920 Page: 1 OF 2
REC'D FOR REC 05/04/2000 8:21:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $433.64

ET-00-0382

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,200.00

Paula Jo Boardman
Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2000.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 9-9-03
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paula Jo Boardman, an unmarried person	Bank of America, N. A.	
(NAME)	(NAME)	
5308 Eulala Drive	414 Union Street	162-05-87.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37289	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOBBY W. MILLER AND SHARON E. MILLER, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PAULA JO BOARDMAN, AN UNMARRIED PERSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County,Tennessee, being Lot No. 158, on the Plan of Hickory Valley Subdivision, Section I, as of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sharon E. Miller by Quitclaim Deed of record in Book 11056, Page 687, Register's Office for Davidson County, Tennessee.

Dobby W. Miller, husband of Sharon E. Miller, joins in this conveyance for the purpose of conveying any marital interest he may have in said property.

This conveyance is subject to Restrictions of record in Book 4353, Page 54, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5308 Eulala Drive, Nashville, Tennessee 37211
(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 my/our hand(s) this 22nd day of April, 2000.

Dobby W. Miller — Sharon E. Miller

Dobby W. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Dobby W. Miller and Sharon E. Miller, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 22nd day of April, 2000.

My Commission Expires: 9-9-03

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Beverly J. Heatherly
Notary Public

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 22nd day of April, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122