47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

X James Wellington Miles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 2000

Bertha J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200006220062310 Page: 1 OF 2
REC'D FOR REC 06/22/2000 2:04:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $122.10

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Frank Miles (NAME)	James W. Miles (NAME)	MAP 39
6323 Old Hickory Blvd (ADDRESS)	P.O. Box 24176 (ADDRESS)	PARCEL 4
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Nashville, TN 37202-4176 (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, Marilyn Lois Seat and Nickey Seat and Penny R. Edwards, The Only Heirs-at-Law of Forrest Seat, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Frank Miles and James Wellington Miles

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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, September 9, 1959, as follows:

Beginning at an iron pin on the northerly margin of Old Hickory Boulevard southwestwardly 51 feet from the southwest corner of the property conveyed to Charles B. Graves and wife, by deed from Willie D. Harris and wife, of record in Book 2737, page 267, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Boulevard, South 33 degrees 45' West 41 feet, South 36 degrees 15' West 100 feet, South 38 degrees 45' West 100 feet and South 42 degrees 45' West 34 feet to an iron pin; thence North 56 degrees 45' West 170 feet to an iron pin; thence North 42 degrees East 225 feet to an pin; thence South 75 degrees East 163.7 feet to the beginning, containing 0.93 of an acre, more or less.

Being the same property conveyed to Forrest Seat by deed from William F. Seat and wife, Ruby Lois Seat, of record in Book 6392, Page 937, Register's Office for Davidson County, Tennessee. The said Forrest Seat having died intestate on March 8, 2000 in Davidson County, Tennessee, leaving his only heirs-at-law being Marilyn Lois Seat, Nickey Seat and Penny R. Edwards.

unimproved ( )
This is improved (X) property, known as 6323 Old Hickory Blvd. Whites Creek, TN 37189
(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 20th day of June 2000

Marilyn Lois Seat
Marilyn Lois Seat

Penny R. Edwards
Penny R. Edwards

Nickey Seat
Nickey Seat

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 Marilyn Lois Seat and Nickey Seat and Penny R. Edwards

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 Goodlettsville, Tennessee, this 20th day of June 2000

Commission expires 10-25-03

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