Davidson County DEEDWARR
Recvd: 09/07/00 16:28 3pgs
Fees:15.00 Taxes:185.00
20000907-0088815

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
MICHAEL R. MILLER
1106 Dodson St.
Old Hickory, TN 37138

MAP 44-15 PARCEL 3.01

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIFTY THOUSAND AND NO/100 ($50,000.00) DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **RUTH J. OSTERFELD,** have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL R. MILLER**, his heirs and assigns, the following described lot or parcel of land situated in the Fourth Civil District of Davidson County, Tennessee, as follows:

BEING Lot No. 11, Section C, VILLAGE of OLD HICKORY, as shown on plan in Book 1424, page 66, in the Register's Office for Davidson County, Tennessee; fronting 55.0 ft. on Dodson Street, containing 0.08 acre, more or less.

SUBJECT to and/or reserving one (1) permanent easement nine (9) feet wide for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan of record in Book 1424, page 66, and reserved in Deed of record in Book 1812, page 280, said Register's Office.

BEING the same property conveyed to Nile H. Fann and wife, Maggie Evelyn Fann by deed of record in Book 1812, page 280, Register's Office of Davidson County, Tennessee. The said Nile H. Fann died leaving Maggie Evelyn Fann as the sole owner. The said Maggie Evelyn Fann is deceased and by Will of record in Will Book 234, page 447, Docket #00P546, Probate court of Davidson County, Tennessee and also of record in Book 11735, page 306, Register's Office of Davidson County, Tennessee, the said Maggie Evelyn Fann devised said property to Ruth J. Osterfeld.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said **MICHAEL R. MILLER**, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered EXCEPT for 2000 real estate taxes, which are to be pro-rated and assumed by the

GRANTEE, and applicable zoning and building regulations.

I FURTHER COVENANT with the said GRANTEE and bind myself, my successors and legal representatives, to warrant and forever defend the title unto the said **MICHAEL R. MILLER**, his heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove stated.

WITNESS my hand this the 30th day of August, 2000.

RUTH J. OSTERFELD

STATE OF TENNESSEE

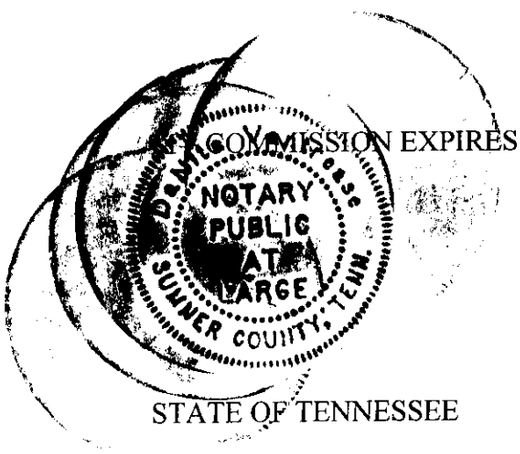
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within **RUTH J. OSTERFELD,** 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 Gallatin, Tennessee, this the 30th day of August, 2000.

NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3-14-2004



OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is **$50,000.00**, which amount is equal to or greater

than the amount which the property transferred would command at a fair voluntary sale.

Michael R Miller
AFFIANT

SUBSCRIBED and sworn to before me, this the 30th day of August, 2000.

Da Nita Vantrease
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-14-2004

