SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

+ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
KANDI KAY MULIINS
1400 Elliston St.
Old Hickory, TN 37138

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

MAP 53-3 PARCEL 118 ID# 41285 4D

Davidson County DEEDWARR
Recvd: 09/14/00 09:43 2pgs
Fees:11.00 Taxes:284.90
20000914-0091397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVENTY-SEVEN THOUSAND AND NO/100 ($77,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **GERALD MILLER, SR.**, have this day bargained and sold and by these presents do hereby transfer and convey unto **KANDI KAY MULLINS,** her heirs and assigns, the following described lot or parcel of land situated in **Davidson** County, Tennessee, as follows:

BEING Lot No. 118, SECTION C, VILLAGE of OLD HICKORY, as shown on plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee; fronting 79.0 ft. on Elliston Street, containing 0.11 acres, more or less.

BEING the same property conveyed to Gerald Miller, Sr. by deed from Pinnie Louise McNeal, dated January 10, 2000, and of record as Instrument #200002030011198, in the Register's Office of Davidson County, Tennessee.

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 KANDI KAY MULLINS, her 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 heirs and legal representatives, to warrant and forever defend the title unto the said KANDI KAY MULLINS, her heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove stated.

WITNESS my hand this the 6th day of September, 2000.

GERALD MILLER, SR.

STATE OF CALIFORNIA

COUNTY OF Orange

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD MILLER, SR., the bargainor, with whom I am personally acquainted ~~(or proved~~ to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Mission Viejo, California, this the 8th day of September, 2000.

NOTARY PUBLIC AT LARGE FOR THE
STATE OF CALIFORNIA

MY COMMISSION EXPIRES: August 02, 2002

SUNG UK KIM
COMM...1191864
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Aug. 2, 2002

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 **$77,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 8th day of September, 2000.

NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 6/22/01