Davidson County DEEDWARR
Recvd: 09/20/00 10:55 2pgs
Fees:11.00 Taxes:188.70
20000920-0093495

PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **September, 2000** between **WEBB FOLEY and wife, RUTH L. FOLEY** , GRANTOR, and **BRENT MILLER, an unmarried man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING the easterly one half of Lot No. 35 on the Plan of the Tanksley Subdivision, as of record inBook 547, page 56, Reigster's Office for said County.

BEING part of the same property conveyed to Webb Foley and wife, Ruth L. Foley, by QuitClaim Deed, from Webb Foley, of record in Book 10887, page 207, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plan of record in Plat Book 547, page 56, said Register's Office.

The above legal description is identical to the one of the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

WEBB FOLEY
Signature of Seller

RUTH L. FOLEY
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON **)**

Personally appeared before me, a Notary Public of said County and State, **WEBB FOLEY and wife, RUTH L. FOLEY** , the within named bargainors, 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, at office, this **5th** day of **September, 2000.**

Notary Public

My Commission Expires: 3-27-2004

Name and Address of Property Owner:

BRENT MILLER
312 TIMMONS STREET
NASHVILLE, TN 37211

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

Property Address:

312 TIMMONS STREET
NASHVILLE, TN 37211

Person Responsible for Taxes:

~~SAME~~ Brent miller
310 Rednor St Suit A
Nashville TN. 37211

Parcel #: 119-13, 307

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$51,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **September, 2000.**

Notary Public

My Commission Expires: 3-27-2004

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113