20-1-633

NAME AND ADDRESS OF NEW OWNERS:

MARCUM G. MILLER et ux
1947 Waterford Drive
Old Hickory TN 37138

MAIL TAX NOTICES TO:

Franklin American Mortgage
501 Corporate Centre Dr Ste 400
Franklin TN 37067

STATE OF TENNESSEE]
ss.
RUTHERFORD COUNTY]

PREPARED BY LARRY K. TOLBERT, ATTY.
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES (MB)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, PHILLIP L. NIXON and wife, KAREN S. NIXON, have bargained and sold and do hereby transfer and convey unto MARCUM G. MILLER and wife, MOLLY M. MILLER, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being described as follows, to-wit:

Being all of Lot No. 15, on the Plan of Phase 3, Waterford Subdivision, according to plat and survey of same appearing of record in Plat Book 7900, page 707, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Phillip L. Nixon and wife, Karen S. Nixon, by deed of record in Book 11219, page 64, of the said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body. Also subject to restrictions of record in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462, and Book 9309, page 847, of the said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is unencumbered except by lien of 2000 property taxes, which are being prorated and shall be paid by the grantors.

We covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 11/28/00 10:16 2pgs
Fees:11.00 Taxes:444.00
20001128-0116516

WITNESS OUR HANDS this 20 day of November, 2000.

Phillip L. Nixon
PHILLIP L. NIXON

Karen S. Nixon
KAREN S. NIXON

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PHILLIP L. NIXON and wife, KAREN S. NIXON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND, and official seal at office in Murfreesboro, Tennessee, this the 20 day of November, 2000.

Michele L. Bolden
Notary Public
My commission expires: 7/1/03

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phillip L. Nixon
Affiant

Subscribed and sworn to before me, this the 20 day of November, 2000.

Michele L. Bolden
Notary Public
My commission expires: 7/1/03

Tax Map 52-6-A/15

MB/DEIND