Davidson County DEEDWARR
Recvd: 02/06/01 13:58 2pgs
Fees:11.00 Taxes:288.60

20010206-0011700

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $78,000.00.

Subsribed and sworn before me this the 31st day of January, 2001.

Tammy Hardin
Affiant

2-3-2002
(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by: **SOUTHEAST TITLE of Tennessee, Inc.** Y012918

7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Tammy Hardin
1918 Eastland Avenue
Nashville, TN 37206

Send tax bills to:
NEW OWNER

Map 83-6 Parcel 381

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

David K. Miller and wife, Elizabeth A. Miller

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Tammy Hardin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 9 and the westerly 9-1/2 feet of Lot. No. 8 on the Plan of Map of McEwen Place, as of record in Plat Book 332, page 133, Register's Office for said County.
Said Lot No. 9 and part of Lot No. 8 front together 39-1/2 feet on the southerly side of Eastland Avenue and run back 138.4 feet on then westerly line and 138 feet, more or less, on the easterly line, to an alley, measures 39-1/2 feet thereon.

Being all of the property conveyed to David K. Miller and wife, Elizabeth A. Miller by Warranty Deed of record in Book 4654, page 49, dated 11-8-72, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 1918 Eastland Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 31st day of January, 2001.

David K. Miller

Elizabeth A. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David K. Miller and wife, Elizabeth A. Miller, the bargainor(s), 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, this 31st day of January, 2001.

My commission expires:

2-3-2002

Notary Public