Davidson County DEEDWARR
Recvd: 04/02/01 17:08 3pgs
Fees:15.00 Taxes:163.45
20010402-0031717

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
Mr. & Mrs. GERALD A. MILLER, II
176 Leath Lane
Bethpage, TN 37022

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

MAP and PARCEL 53-3-119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all 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 GERALD A. MILLER, II AND WIFE, ANITA MILLER, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

> BEING LOT #119 of SECTION "C" on the Plan of VILLAGE OF OLD HICKORY, a plat of which is of record in Book 1424, page 66 in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.
>
> SAID LOT #119 fronts 57.0 feet on the westerly side of Elliston Street and extends back between parallel lines measuring 60.0 feet to a dead line at the rear measuring 57.0 feet thereon.
>
> BEING the same property conveyed to Gerald Miller, Sr., by deed from W. Michael Kennedy and wife, Nancy C. Kennedy, dated April 3, 2000 and of record as Document #200004140037633 in the Register's Office for 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 GERALD A. MILLER, II AND WIFE, ANITA MILLER, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2001 real estate taxes, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GERALD A. MILLER, II AND WIFE, ANITA MILLER, as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 3/28/2001 day of March, 2001.

GERALD A. 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 A. 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 office on this the 28th day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: August 10, 2003

QUENBY A. SHICK
COMM...1231974
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. August 10, 2003

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $44,174.91, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X _____
AFFIANT

SUBSCRIBED and sworn to before me, this the 30th day of March, 2001.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/14/2004

NOTARY PUBLIC AT LARGE SUMNER COUNTY