RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

1069

Davidson County DEEDWARR
Recvd: 12/26/01 17:01 2pgs
Fees:13.00 Taxes:318.20

20011226-0142083

PREPARED BY:
Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **December, 2001** between **Nancy L. Phillips Dement** , GRANTOR, and **Angelia G. Miller** , 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 **Antioch**,, County of **Davidson**, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 36A, on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 32 through 40, as of record in Book 6250, page 598, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy L. Phillips (now Dement) by deed of record in Book 6876, page 374, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

*I, Cyrus Dement, spouse of Nancy L. Phillips Dement, do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.

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.

Nancy L. Phillips Dement
Signature of Seller

Cyrus Dement

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy L. Phillips Dement and her husband, Cyrus Dement,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **December, 2001.**

Notary Public

My Commission Expires: 6/29/2003

Name and Address of Property Owner:

Angelia G. Miller
1306 Hickory Park Court W.
Antioch, TN

Property Address:

1306 Hickory Park Court W.
Antioch, TN

Person Responsible for Taxes:
SAME

MAP/
Parcel #: 162-16-0/027.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Rutherford

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 **$86,000.00** 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 **20th** day of **December, 2001.**

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 24, 2005

RETURN TO:

Atwood & Moore
Attorneys at Law
Murfreesboro, TN 37129