Davidson County DEEDWARR
Recvd: 01/29/02 14:05 2pgs
Fees:13.00 Taxes:266.40

20020129-0012381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,000.00**

Frances Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JANUARY, 2002.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 10-25-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JIMMY A. DUNCAN, ATTORNEY AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERVIN MILLS, ET UX	**SAME**	**90-16 114.00**
(NAME) **526 WESTBORO DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **VIRGINIA L. PIERCE, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERVIN MILLS AND FRANCES F. MILLS** HEREINFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 31, on the Plan of Westboro Subdivision Section Two, as of record in Book 1424, page 60, Register's Office for said County.

Said Lot No. 31 fronts 75 feet on the northeasterly side of Westboro Drive and runs back 199.7 feet on the northerly line and 199.8 feet on the southerly line, to a dead line on which its measures 75 feet.

Being the same property conveyed to Virginia L. Pierce and Otis C. Rutherford with a life estate reserved for Grace R. Rutherford from Grace R. Rutherford by deed of record in Book 8107, page 183, Register's Office for Davidson County, Tennessee. The said Otis C. Rutherford and Grace R. Rutherford having since died.

Unimproved ( )
This is improved(X) property, known as **526 WESTBORO DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand(s) this 29th day of JANUARY, 2002.

Virginia L. Pierce
VIRGINIA L. PIERCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VIRGINIA L. PIERCE**, the bargainor(s), 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 and official seal at Nashville , Tennessee this 29th day of JANUARY, 2002.

Commission expires: **OCTOBER 25, 2003.**

Notary Public