Davidson County DEEDWARR
Recvd: 04/22/02 09:40 2pgs
Fees:13.00 Taxes:255.30

20020422-0049266

# WARRANTY DEED

ET-02-2549

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-20-2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLENCOVO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glen Miller and wife, Linda Miller | First Guaranty Mortgage Corp | |
| (NAME) | (NAME) | |
| 1406 Elliston Street | 8180 Greensboro Dr. #1175 | 053-03-0-121.00 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, Tennessee 37138 | McLean, VA 22102 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CINDY LOU FOSS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GLEN MILLER AND WIFE, LINDA MILLER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of the Village of Old Hickory, Section "C" as of record in Book 1424, Page 66, Register's Office for Davidson County, Tennesee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy Lou Foss, unmarried by deed dated December 13, 1996, from Margaret L. Evans unmarried Moxma E. Anderson , and husband, Andy Anderson as of record in Book 10296, Page 66, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

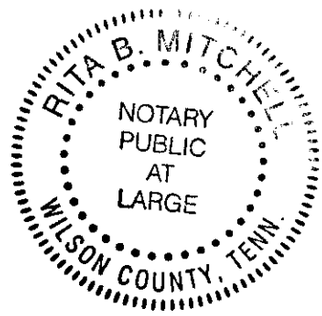
unimproved ( )
This is improved (X) property, known as 1406 Elliston Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and 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 my/our hand(s) this 12th day of April, 2002.

Cindy Lou Foss

Cindy Lou Foss




STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Cindy Lou Foss , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 12th day of April, 2002.

My Commission Expires: 5-20-2003

Rita B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 12th day of April, 2002.

My Commission Expires _____

_____
Notary Public

**RETURN TO:**

**EXECUTIVE TITLE LLC**

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

**MARY FRANCES RUDY**

ATTORNEY - AT - LAW