Davidson County DEEDWARR
Recvd: 04/24/02 10:34 2pgs
Fees:13.00 Taxes:314.50

20020424-0050421

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000150

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by GLEN MILLER and wife, LINDA MILLER, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, WAYNE P. GALLAVIN, Trustee, of the Tennessee Landtrust, dated December 6, 2001, of 1156 Bardstown Road, Louisville, Kentucky 40204, have bargained and sold, and by these presents do transfer and convey unto the said GLEN MILLER. and wife, LINDA MILLER, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 44 and the west 20 feet of Lot No. 43 of Block "B" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to WAYNE P. GALLAVIN, Trustee, of the Tennessee Landtrust, dated December 6, 2001, of 1156 Bardstown Road, Louisville, Kentucky 40204 by Trustee's Deed from John B. Phillip, Trustee, dated December 14, 2001, of record as Instrument No. 20020109-0003353, Register's Office for Davidson County, Tennessee.

**To Have and To Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GLEN MILLER and wife, LINDA MILLER, their heirs and assigns, forever. And I do covenant with the said GLEN MILLER and wife, LINDA MILLER, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GLEN MILLER and wife, LINDA MILLER, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS** this the 12th day of April, 2002.

WAYNE P. GALLAVIN, Trustee, of the Tennessee Landtrust, dated December 6, 2001, of 1156 Bardstown Road, Louisville, Kentucky 40204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WAYNE P. GALLAVIN, Trustee, of the Tennessee Landtrust, dated December 6, 2001, of 1156 Bardstown Road, Louisville, Kentucky 40204,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 12th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Glen Miller
AFFIANT

Sworn to and subscribed to before me this 12th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**MAP 043-09-0**
**PARCEL 226.00**

**ADDRESS OF NEW OWNERS:**
**GLEN MILLER. and**
**LINDA MILLER**
**242 Dupont Avenue**
**Madison, TN 37115**

**SEND TAX BILLS TO:**

SAME