RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40876

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/02 15:45 2pgs
Fees:13.00 Taxes:1320.90

20020604-0067756

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of May, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen S. Miller	AmSouth Bank	102-16-88
6113 Elizabethan Drive	2050 Parkway Office Circle	
Nashville, TN, 37205	Birmingham, AL 35244	

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/WE,

, Ellen W. Sanders, SURVIVING TENANT BY THE ENTIRETIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen S. Miller and husband, Richard S. Miller

HEREINAFTER 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:

Being Lot No. 126 on the Map of Section Eight, Hillwood Estates, as of record in Book 2133, Page 123, Register's Office for said County.

Said Lot No. 126 fronts 256.76 feet on the easterly side of Elizabethan Drive and runs back between lines, 282.8 feet on the northerly line and 350 feet on the southerly line to a dead line in the rear which is a broken line, on which it measures 200.2 feet.

Being the same property conveyed to H. Wade Sanders and wife, Ellen W. Sanders, by Warranty Deed from Paramount Homes, Inc., of record in Book 2346, Page 525, Register's Office for Davidson County, Tennessee. THE SAID H. WADE SANDERS HAVING SINCE DIED.

Unimproved ( )
This is improved (X) property known as 6113 Elizabethan Drive, Nashville, TN 37205

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 20th day of May, 2002

Ellen W Sanders
Ellen W. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named , Ellen W. Sanders, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2002.

ALAN L. SATURN NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission Expires: 9/28/2002

My Commission Expires SEPT. 28, 2002