Davidson County DEEDWARR
Recvd: 07/11/02 08:56 2pgs
Fees:13.00 Taxes:436.60

20020711-0083308

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$118,000.00
X Kenneth Elam
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|3rd DAY OF July, 2002.
| Susan Hendley
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Elam 2845 Logan Street Nashville, TN 37211	New Owner	Map 119.09 Parcel 202

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, we,

Charles Ray Miller, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kenneth Elam, married

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:

LAND IN THE 6TH, FORMERLY THE 9TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF LOGAN AVENUE AT A POINT 53 FEET SOUTH OF THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN LOGAN, JR., BY DEED FROM J. S. LOGAN AND WIFE, OF RECORD IN BOOK 365, PAGE 599, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WESTWARDLY 130 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE KING PROPERTY; THENCE WITH SAID LINE NORTHWARDLY 107 FEET TO A POINT 53 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOGAN PROPERTY; THENCE EASTWARDLY 130 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES RAY MILLER BY QUITCLAIM DEED FROM DEBORAH LOUISE MILLER, DATED OCTOBER 24, 1988, AND OF RECORD IN BOOK 7702, PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING LAND:

LAND IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE MOST NORTHERLY 0.50 FEET OF THE CHARLES RAY MILLER PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF LOGAN STREET BEING THE NORTHEAST CORNER OF THE CHARLES RAY MILLER PROPERTY, AS RECORDED IN BOOK 7702, PAGE 310, R.O.D.C., TN., AND THE SOUTHEAST CORNER OF THE ROBERT A. FRIEDMANN, III PROPERTY, AS RECORDED IN BOOK 9093, PAGE 261, R.O.D.C., TN.; THENCE, ALONG SAID MARGIN S 02°-07'-20" W, 0.50 FEET; THENCE, S 88°-23'-14" W., 130.00 FEET; THENCE, N 02°-07'-20" E, 0.50 FEET; THENCE, N 88°-23'-14" E, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 65 SQUARE FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT A. FRIEDMANN, III BY DEED FROM CHARLES RAY MILLER, OF RECORD IN BOOK 9840, PAGE 396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is not nor has been the principle residence of the Grantor herein.

This conveyance is made subject to the following:
1) 2002 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2849 Logan Street, Nashville, TN 37211
(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 hand(s) this 3rd day of July, 2002.

Charles Ray Miller

Charles Ray Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles Ray Miller, married, with whom I am personally acquainted, (or who 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, at office, this 3rd day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076