PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **July, 2002** between **ILA FRANCES ALLEN** , GRANTOR, and **JASON W. MILLIKEN** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 98 on the Map of Miro Meadows, as of record in Book 1424, Page 94 and 95, in the Register's Office for said County,

Said Lot No. 98 fronts 70 feet on the Westerly side of McGavock Pike and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Ila Frances Allen by deed from Bobby Samuel Allen, of record in Book 11077, Page 941, Register's Office for Davidson County, Tennessee.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters in Plat of record in Book 1424, Page 94 and 95; Sanitary Sewer Easement of record in Book 4298, Page 543; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

Davidson County DEEDWARR
Recvd: 08/01/02 13:53 2pgs
Fees:13.00 Taxes:240.50
20020801-0092430

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Ila Frances Allen
ILA FRANCES ALLEN
Signature of Seller

Bobby S. Allen

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ILA FRANCES ALLEN** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **July, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

Name and Address of Property Owner:

JASON W. MILLIKEN
1023 BRILEY PARKWAY
NASHVILLE, TN 37217

Property Address:

1023 BRILEY PARKWAY
NASHVILLE, TN 37217

Person Responsible for Taxes:

SAME

Group 2
Parcel #: Map 12 Parcel 24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **July, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076