WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/02 08:33 2pgs
Fees:13.00 Taxes:419.58

20021115-0141549

G-9035-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,399.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF November 2002

Notary Public

MY COMMISSION EXPIRES: 3/31/04
(AFFIX SEAL)

LORA K. WATTS NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Miller (NAME)	Guarnaty Trust (NAME)	MAP 51-11
1219 Acre Trail (ADDRESS)	640 Broadmor Boulevard, Ste 700 (ADDRESS)	PARCEL 2
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	11D19290

FOR AND 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, Chester H. Beaty, Jr., married and Melba L. Beaty, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Miller, unmarried

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 Davidson County, Tennessee, being Lot No. 47 on the Plan of Oakland Acres, Section IV, as of record in Book 2133, Page 19, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Acre Trail at the corner of Lot Nos. 46 and 47; thence with the line between said two lots, eastwardly 217.1 feet to a concrete monument; thence south 8 degrees 09' west 232 feet to a concrete monument on the northerly margin of Freda Villa; thence with the northerly margin of Freda Villa, westwardly 119 feet to a concrete monument; continuing with the northerly margin of Freda Villa, westwardly 22 feet to a concrete monument on the easterly margin of Acre Trail; thence with said Trail northwardly 163.7 feet to a concrete monument, continuing with the easterly margin of said trail, northwardly 24.3 feet to the beginning.

Being the same property conveyed to Chester H. Beaty, Jr. by deed from Melba L. Beaty, a widow of record in Book 9884, Page 836, Register's Office for Davidson County, Tennessee. The said Melba L. Beaty holds a life estate to the said property

This property has never been the marital residence of the Grantor, Chester H. Beaty, Jr. and his spouse.

C. H. Beaty, Jr. executes this instrument as Attorney-in-Fact on behalf of Melba Lancaster Beaty, pursuant to the Power of Attorney recorded in Instrument No. 20021115-0141548, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1219 Acre Trail, Madison, TN 37115
(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 our hand this 8th day of November 2002

X Chester H. Beaty, Jr.
Chester H. Beaty, Jr., married
Melba L. Beaty, unmarried
By: X Melba L. Beaty by C. H. Beaty, POA
C. H. Beaty, Jr., Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHESTER H. BEATY, JR. the bargainor____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of November, 2002.

My Commission Expires:_____

VICKIE R. RODGERS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Vickie R. Rodgers
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Vickie R Rodgers
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the ____ day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. H. BEATY, JR. to me known to be the person who executed the foregoing instrument in behalf of MELBA L. BEATY, and acknowledged that he executed the same as the free act and deed of the said MELBA L. BEATY.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of November, 2002.

My Commission Expires:_____

VICKIE R. RODGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Vickie R. Rodgers
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Vickie R Rodgers
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____