ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:

**MATTHEW LEE MILLER**
1402 Elliston St.
Old Hickory, TN 37138

MAP/PARCEL 53-3-119.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Davidson County DEEDWARR
Recvd: 06/04/03 17:09 3pgs
Fees:18.00 Taxes:208.46
20030604-0076892

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIFTY-SIX THOUSAND THREE HUNDRED FORTY-ONE AND 89/100 ($56,341.89) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **GERALD A. MILLER, II AND WIFE, ANITA MILLER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **MATTHEW LEE MILLER,** a single person, his heirs and assigns, the following described lot or parcel of land situated in **Davidson County**, Tennessee, and more particularly described as follows:

BEING LOT #119 of SECTION "C" on the Plan of VILLAGE OF OLD HICKORY, a plat of which is of record in Book 1424, page 66 in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

SAID LOT #119 fronts 57.0 feet on the westerly side of Elliston Street and extends back between parallel lines measuring 60.0 feet to a dead line at the rear measuring 57.0 feet thereon.

BEING the same property conveyed to Gerald A. Miller, II and wife, Anita Miller, by deed from Gerald Miller, Sr., dated March 28, 2001 and of record as Instrument #20010402-0031717, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **MATTHEW LEE MILLER**, his heirs and assigns, in fee simple forever.

WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2003 real estate taxes, applicable zoning and

building regulations and permits and all visible easements and Restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **MATTHEW LEE MILLER**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 29th day of May, 2003.

**GERALD A. MILLER, II**

**ANITA MILLER**

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GERALD A. MILLER, II AND WIFE, ANITA MILLER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 29th day of May, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

# O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$56,341.89**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Matthew Miller
AFFIANT

SUBSCRIBED and sworn to before me, this the 29th day of May, 2003.

DaNita Vantrease
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

