Return to:
EQUITY SEARCH, INC.
2323 21st Avenue South
Fifth Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/15/03 13:41 3pgs
Fees:18.00 Taxes:876.90
20030715-0098840

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **11th** day of **July, 2003** between **Jacqueline F. Miller and husband, Aaron Miller, ,**GRANTOR, and **Kristen Bailey ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jacqueline F. Miller and husband, Aaron Miller by Warranty Deed from Michael A. Smith and wife, Christy L. Smith of record in Instrument No. 20021125-0146074, recorded on November 25, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 9700, Page 659; Restrictive covenants of record in Book 9236, Page 504, and amended in Book 9435, Page 493, and Book 9677, Page 675; By Laws of record in Book 9668, Page 899; Charter of record in Book 9668, Page 894; Quitclaim Deed (Common Area) of record in Instrument No. 20000329-0031449; Utility easement of record in Book 9443, Page 960, and Book 9306, Page 279; Right of way easement of record in Book 3533, Page 299; and any and all easements, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **11th** day of **July, 2003.**

Jacqueline F. Miller
Jacqueline F. Miller

Aaron Miller by Jacqueline F. Miller attorney in fact
Aaron Miller

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline F. Miller and Aaron Miller the bargainor(s) 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 and official seal this 11th day of July, 2003.

Gail Marshall
Notary Public At Large
Davidson County, Tennessee

Gail Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires
March 25, 2006

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $237000

Gail Marshall
Notary Public At Large
Davidson County, Tennessee

Affiant

My Commission Expires
March 25, 2006

Subscribed and sworn before me this 11th day of July, 2003.

Gail Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Kristen Bailey
7057 Meadow Ridge Circle
Nashville, Tennessee 37211

Send Tax Bills to:
Suntrust Mortgage, Inc.
201 FOURTH AVENUE N/7TH FLOOR
NASHVILLE, TN 37219

Map & Parcel Number:

155-16/A/222

County of Davidson

State of Tennessee

On the 11th day of July, 2003, before me personally appeared Jacqueline F. Miller , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aaron Miller, as his/her attorney in fact and acknowledged that Jacqueline F. Miller executed the same as the free act and deed of the said Aaron Miller. Said Power of Attorney being recorded in Book 20030715 page 0098839, Register's Office for said County and State.

Gail Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



My Commission Expires
March 25, 2006