Davidson County DEEDWARR
Recvd: 09/16/03 13:40 2pgs
Fees:13.00 Taxes:516.15

20030916-0136142

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES
MARCH 28, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,500.00.**

Rick M Filer
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2003.

Robin S Weakley
Notary Public

My commission expires: 3/28/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rick M. Filer	**New Owner**	**82-9-190.00**
1316 4th Avenue, North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Jack D. Miller, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rick M. Filer, unmarried

HEREINAFTER CALLED THE GRANTEES, HIS 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 the southerly 50 feet of Lot No. 30 on the Map of D.T. McGavock's First Addition to Nashville, as of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of 4th Avenue North and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to Jack D. Miller by deed from Margaret S. Miller of record in Instrument #200006050055948, Register's Office for Davidson County, Tennessee. And further conveyed to Larry S. Miller and wife, Margaret S. Miller by deed of record in Book 4782, Page 877, Register's Office for Davidson County, Tennessee. The said Larry S. Miller having since died.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **1316 4th Avenue, North, Nashville, TN 37208**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 15th day of September, 2003.

Jack D. Miller
Jack D. Miller

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jack D. Miller, unmarried,** the bargainor(s) 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, at Brentwood, Tennessee on this **15th** day of **September, 2003.**

Robin S. Weakley

Notary Public

My Commission Expires: 3/28/07

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES
MARCH 28, 2007