Record 1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/03 14:44 2pgs
Fees:13.00 Taxes:571.65
20031002-0145827

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$154,500.00.**

Affiant

Subscribed and sworn to before me this 30 day of Sept 2003

Notary Public
My Commission Expires: 4/26/06
(Affix Seal)

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jackson H. Miller	CTX Mortgage Company, LLC	83-13-175 & 83-13-176
319 South 11th Street	216 Centerview Drive	
Nashville, TN 37206	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shelia M. Finney**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jackson H. Miller, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT NO. 1:

Being parts of Lots Nos. 133, 134, and 135 in the East Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said parts of lots fronts 42 feet on the east side of 11th Street and runs back between parallel lines, parallel to and 42 feet north of Boscobel Street, 140 feet to an alley.

Being the same property conveyed to Shelia M. Hawkins and John Hammond Finney, by deed from Jack F. Kemp, Secretary of housing and Urban Development of Washington D.C. on September 17, 1990 of record in Book 8204, page 779, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Shelia M. Hawkins from John Hammond Finney dated April 8, 1991 of record in Book 8326, page 362, said Register's Office. Deed of Correction dated August 29, 1991 of record in Book 8431, page 257, said Register's Office

TRACT NO. 2:

Being parts of Lots Nos. 133, 134, and 135 in the East Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Beginning at the northeast corner of South 11th Street, formerly Smith Avenue, and Boscobel Street, formerly Magnolia Street, thence with the easterly margin of South 11th Street northerly 42 feet; thence westwardly parallel with Boscobel Street, 140 feet to the westerly margin of an alley; thence with said alley southwardly 42 feet to the northerly margin of Boscobel Street with the northerly margin of said Street, westwardly 140 feet to the beginning.

Being the same property conveyed to Shelia Hawkins and John Hammond Finney, by deed from First Assembly of God Church of record in Book 8201, page 1, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Shelia M. Finney from John Hammond Finney dated December 9, 1997 of record in Book 10714, page 67, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 147, Register's Office Davidson County, Tennessee.

This is improved property known as: **319 South 11th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 30, 2003.

Shelia M. Finney

Shelia M. Finney

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shelia M. Finney** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 30, 2003

My commission expires 8/27/07

Notary Public

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.