File #200370135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarita Miller and Charles G. Miller	Sarita Miller and Charles G Miller	Map: 34-5-A-30
(NAME) 542 Thomas Jefferson	(NAME) 542 Thomas Jefferson	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JULIE D. SUMRALL,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SARITA MILLER AND CHARLES G. MILLER,** as joint tenants, 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 all of Unit No. 50, on the Plan of Monticello Manor, as shown by plat appearing of record in Plat Book 6250, Page 551, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Julie D. Kimbrough, unmarried by Warranty Deed dated July 14, 1995 of record in Book 9731, Page 752, Register's Office for Davidson County, Tennessee.

Julie D. Kimbrough has since married and is now known as Julie D. Sumrall.

Julie D. Kimbrough, Julie D. Sumrall, Julie K. Sumrall and Julie Sumrall are one and the same person. Stanley R. Sumrall and Stan Sumrall are one and the same person.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958; By-Laws of record in Book 6643, Page 950 and amended in Book 11259, Page 994; Quitclaim Deed to Homeowners' Association of record in Book 6716, Page 749 and re-recorded in Book 6717, Page 362; Easement of record in Book 3370, Page 148; Book 4530, Page 215 and Book 3370, Page 157; and, any and all matters shown on plat of record in Plat Book 6250, Page 551; all in the Register's Office for Davidson County, Tennessee.

Stanley R. Sumrall, spouse of Julie Sumrall, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 542 Thomas Jefferson, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 30th day of September, 2003.

Julie D. Sumrall

Stanley R. Sumrall

Davidson County DEEDWARR
Recvd: 10/03/03 15:59 2pgs
Fees:13.00 Taxes:259.00

20031003-0146662

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Julie Sumrall and husband, Stanley R. Sumrall, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____

(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217