WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike Ste 201
Nashville TN 37214
(615) 883-7511

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

A. Andreas Albert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10/14/03

NOTARY PUBLIC AT LARGE

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas Albert	SAME	105-05-020.00
(NAME) 1217 15th Avenue South	(NAME) SAME	
(ADDRESS) Nashville, TN 35212	(ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Fannie Miller**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andreas Albert, an unmarried man**, 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:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of George I. Waddey's Resubdivision of Lot No. 28 of OB Hayes' Rokeby Addition, as of record in Book 421, page 141, Register's Office for said County.

Said Lot No. 6 fronts 40 and ¾ feet on the westerly side of 15th Avenue South and runs back between parallel lines 152 and ½ feet to an alley.

Being the same property conveyed to Fannie Miller by Last Will and Testament of Geraldine Brown of record in Will Volume No. 5014-991-913, Probate Court Clerks Office. The said Geraldine Brown died 10/7/02 a resident of Davidson County, Tennessee. Also see Affidavit of Inheritance dated 8/15/03 of record in Instrument # 200308200120496. Said property was conveyed to Geraldine Brown, unmarried by deed from Phillip E. Robinson, unmarried dated 7/21/94 of record in Book 9420, page 984, for said County.

This is improved ☒ unimproved property, known as 1217 15th Avenue South, Nashville, TN 37212

(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 we do covenant with the 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 representatives, 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/my hands this 10/14/03.

Fannie Miller
Fannie Miller

Rodney G. Miller

Davidson County DEEDWARR
Recvd: 10/20/03 14:37 2pgs
Fees:13.00 Taxes:373.70
20031020-0154829

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Fannie Miller and Rodney A. Miller the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 10/14/03.

Commission expires:
5/20/06

Notary Public

