WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

X Donald Prosser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/07/03 13:26 2pgs
Fees:13.00 Taxes:286.75
20031107-0163804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Prosser	Donald Prosser	Lot 14 43-12-59.00
(NAME)	(NAME)	Lot 15 43-12-60.00
4236 Pecan Valley Road	P. O. Box 330184	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37218	Nashville, TN. 37203	
(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,
Aggie Miller ,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Donald Prosser and Wife, Viola Prosser ,
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 known as Lots No. 14 and 15 on the unrecorded Map of the Vandiver Subdivision, and described according to a copy of survey thereof made July 1944 by Ewell Anderson, Surveyor as follows:

Beginning at a point in the northeasterly margin of Vandiver Drive, at the corner of Lots 15 and 16, thence with the line between said lots, northeasterly 199.8 feet to the low water mark of the Cumberland River; thence down said River, southeasterly 100.2 fee to the corner of Lot No. 13; thence with the line between Lots Nos. 13 and 14, southeasterly 214 feet to the southeasterly margin of Vandiver Drive; thence with the same 100 feet to the point of beginning.

Being the same property conveyed to Aggie Miller by deed from Ruby Selph, now being Ruby Lee Hall, Deceased, by Gwendolyn Lee Davis, Executor of the Estate of Ruby Lee Hall of record in Deed Book 8974, page 98, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved X
This is improved ☒ property, known as 118 Vandiver Drive, Madison, TN 37115
120 Vandiver Drive, 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 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 my/our hand(s) this 5th day of November, 2003.

Aggie Miller

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Aggie Miller the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/5/2003

My Commission Expires: 1-23-06

Notary Public

File Number23100424
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122