THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/06/04 10:22 2pgs
Fees:13.00 Taxes:480.63
20040106-0001790

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Charles E. Miller, Jr. and wife, Dana D. Miller 13 Waters Avenue Nashville, Tennessee 37206	SAME	83-07-0-021.00

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, we, Wanda Jean and husband, Kennard Ray Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Miller, Jr. and wife, Dana D. Miller, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the Westerly one-half of Lot No. 6 on the Map of George C. Waters addition, as of record in Book 161, Page 141, Register's Office for said County.

SAID part of said lot fronts 50 feet on the north side of Waters Avenue and runs back between parallel lines 160 feet to the alley.

BEING the same property conveyed to Wanda Jean and Kennard Ray Jones, as Tenants in Entirety, with Wanda Jean as the heir in law, by Administrator Deed from the Estate of Pernie Dell Wilkerson Conrad dated the 9th day of June, 1997, of record in Book 10485, Page 817, Register's Office for Davidson County, Tennessee.

This is improved property known as: 13 Waters Avenue, Nashville, Tennessee 37206.

Wanda Jean, Wanda Jones, Wanda Jean Jones, and Wanda Jean Wilkerson Jones are one in the same person.

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. Whenever 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 19th day of December, 2003.

Wanda Jean

Kennard Ray Jones

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Jones and Kennard Ray Jones with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 19th day of December, 2003.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $129,900.00.

Karen E. Hoffman
Affiant

Subscribed and sworn to before me this 19th day of December, 2003.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC SUMNER COUNTY, TENNESSEE