Davidson County DEEDWARR
Recvd: 01/14/04 14:04 2pgs
Fees:13.00 Taxes:832.50
20040114-0005945

WARRANTY DEED
STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Instrument Was Prepared By:
William B. Owen
2116 Golf Club Lane
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Ronda Lee Miller and Yvonne Darlene McMullen 5371 BLUE HOLE ROAD ANTIOCH, TN 37013	SAME	162-121.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration for this transfer is $225,000.00

Subscribed and sworn to before me, this the 13th day of January, 2004.

Ronda Lee Miller
Affiant: Ronda Lee Miller

Notary Public

My Commission Expires: ~~Expires Nov 24, 2005~~

RUTHERFORD COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

For and inconsideration of the sum of $10.00 cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William B. Owen, hereinafter called Grantor, has this day bargained and sold, and by these presents does transfer and convey unto Ronda Lee Miller and Yvonne Darlene McMullen, hereinafter called Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land located in the 5th Civil District of Davidson County, Tennessee, and being the southend corner of a tract of land purchased from R.E. Minton, Trustee of record in Book 577, page 152, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a hickory tree at the intersection of the land of Ben Shelton and the Blue Hole Road, and running along the line of said Shelton 440 feet to a stake; thence north 300 feet to a stake; thence east 594.5 feet, more or less, to a stake at the intersection of the Blue Hole Road; thence south along the Blue Hole Road 296 feet, more or less, to the beginning containing three acres, more or less.

Being the same property conveyed to William B. Owen by Substitute Trustee's Deed from Jean P. Shearer, Substitute Trustee of record in Book 8996 page 2152 Register's Office for Davidson County, Tennessee, and being the same property conveyed to Daniel Edward Gillis and wife, Rhonda Marie Gillis of record in Book 7708, page 532, Register's Office for Davidson County, Tennessee.

This is improved property known as 5371 Blue Hole Road, Antioch, TN 37013.

This conveyance is made subject to all limitations, restrictions, easements or other matters of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as stated above. Grantor covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this_____ day of January, 2004.

William B. Owen, Grantor

Jean M. Owen, as the wife of William B. Owen, does hereby enter into this conveyance for the sole purpose of conveying any interest which she may have in the above described property to Grantees.

Jean M. Owen

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, Bonnie L. Holden, a Notary Public in and for said County and State, William B. Owen and Jean M. Owen, the within named bargainers with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of _____, 2004.

NOTARY PUBLIC BONNIE L. HOLDEN DAVIDSON COUNTY, TENNESSEE

Notary Public (Affix Seal)

My Commission expires _____.

My Commission Expires Nov 24, 2005