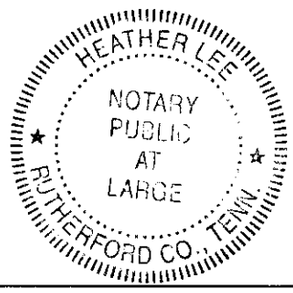
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Dale H. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2004.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/13/04 13:48 2pgs
Fees:13.00 Taxes:157.25

20040213-0017535

d-0356

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dale H. Miller | Dale H. Miller | 034-13-0-076.00 |
| (NAME) | (NAME) | |
| 175-177 Welworth Street | 2433 Tinnin Road | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN | Goodlettsville, TN 37072 | |
| (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, The Estate of Hugh Kirke Hanmer by Betty J. Hanmer, Administratix and Betty J. Hanmer, individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale H. Miller and Tinnon W. Medley, 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:

Being Lot No. 19, Block A on the Plan of East Lawn of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hugh K. Hanmer, a married person by Warranty Deed from William O. Patton, Jr. and wife, Eva Ruth Patton dated August 14, 1989, of record in Book 7914, Page 462, Register's Office for Davidson County, Tennessee. The said Hugh K. Hanmer having since died on September 3, 2003, leaving a will of record in the Probate Office of Davidson County, Tennessee, Seventh Circuit Court Docket No. 04P-15, wherein property was devised to Betty Jean Obert, now known as Betty Jean Hanmer, widow of Hugh K. Hanmer, Betty Jean Hanmer conveys both as Heir and Administratrix of the Estate of Hugh K. Hanmer.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 175-177 Welworth Street, 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 hand this 6th day of February, 2004.

The Estate of Hugh Kirke Hanmer

By: Betty J. Hanmer
Betty J. Hanmer, Administratrix

Betty J. Hanmer
Betty J. Hanmer, Individual

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Estate of Hugh Kirke Hanmer by Betty J. Hanmer, Administratrix and Betty J. Hanmer, individually, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of February, 2004.

Commission expires: 6-18-05

HEATHER LEE NOTARY PUBLIC RUTHERFORD CO. TENN.

Heather Lee

Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027