AFTER Recording
Return to.

Southern Title Service
124 First Avenue South
Suite 102
Franklin, TN 37064

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(KM) Title No: 45353
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/25/04 09:54 2pgs
Fees:13.00 Taxes:425.50
20040225-0021231

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George E. Goldman II 85 Oriel Avenue Nashville, Tennessee 37210	SAME Fifth Third Mortgage Co P.O. Box 1508 Latham, N.Y. 12101

TAX MAP-PARCEL NUMBERS: 119-02-179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas S. Miller and spouse, Keri M. Miller**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George E. Goldman II** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 and the north ½ of Lot No. 43, on the Map of Glenrose Subdivision, as of record in Book 1424, page 142, Register's Office for said County.

Said lot and part of lot adjoin and front together 120 feet on the southeasterly side of Oriel Avenue and run back 188 feet on the northerly line of Lot 44, and 223.35 feet, more or less, on the southerly line of said part of Lot 43, to a dead line, measuring 165 feet thereon.

Being the same property conveyed to Douglas S. Miller and wife, Keri M. Miller by deed from Wayne J. Reavis, unmarried of record in Book 11557, Page 348, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 142, said Register's Office, which Plan shows a 30 foot minimum building setback line from Oriel Avenue and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 85 Oriel Ave., Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of February, 2004.

Douglas S. Miller

Keri M. Miller

CHARLOTTE A. DURSEY NOTARY PUBLIC CABARRUS COUNTY NORTH CAROLINA

State of TENNESSEE
County of DAVIDSON

On this 19th day of February, 2004 , before me the undersigned authority, personally appeared Douglas S. Miller and Keri M. Miller , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MY COMMISSION EXPIRES 3-16-2005

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Sworn and subscribed before me this the 19th day of February, 2004

MY COMMISSION EXPIRES 3-16-2005

My Commission Expires: _____

Notary Public

Marilyn Painter
Notary Public

MARILYN PAINTER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES FEBRUARY 13, 2005