Davidson County DEEDWARR
Recvd: 04/02/04 09:58 2pgs
Fees:13.00 Taxes:1054.50

20040402-0037228

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Dana S. Dodd **Affiant** Subscribed and sworn to before me, this 31st day of March, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

JULY 21 2007

Address New Owner As Follows: Richard R. Dodd and wife, Dana S. Dodd 5457 Granny White Pike Brentwood, TN 37027	Send Tax Bills To: SAME	Map-Parcel Number: Map 159 02 0 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARROLL W. MILLER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD R. DODD AND WIFE, DANA S. DODD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Miller Subdivision, of record as Instrument No. 20040226-0021810, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Carroll W. Miller, as to a one-third (1/3) undivided interest by deed from Elva E. Miller and wife, Eula P. Miller, of record in Book 5223, page 733, Register's Office for Davidson County, Tennessee. The said Eula P. Miller have predeceased Elva E. Miller and by will of Elva E. Miller, of record in Will Book 192, page 437, Probate Court Clerk's Office of Davidson County, Tennessee, title was devised to Carroll W. Miller.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20040226-0021810, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7825, page 40, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5457 Granny White Pike, Brentwood, TN 37027.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of March, 2004.

Carroll W. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARROLL W. MILLER, unmarried**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2004.

GEORGE GRAWFORD, JR. NOTARY PUBLIC AT LARGE TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 21 2007