Davidson County DEEDWARR
Recvd: 04/21/04 11:17 2pgs
Fees:13.00 Taxes:244.20
20040421-0045219

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Anthony P. Miller and Kimberly Miller
907 Grapevine Lane
Nashville, TN 37221

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 91-12
PARCEL 304

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Alice T. Sansom, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Anthony P. Miller and wife, Kimberly Miller, as tenants by the entirety , 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. 2, on the Plan of Rucker Estates, of record in Plat Book 6050, Page 456, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alice T. Sansom, by deed from Robert A. Rucker,Donald S. Rucker, Shirley Ann Bishop, as tenants in common of record in Book 8614, Page 706, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.
Taxes for 2004 have been pro-rated and assumed by Grantees.
The Plan of record in Plat Book 6050, page 456, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

This is improved property known as 606 46th Avenue North, Nashville, TN 37209 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony P. Miller and wife, Kimberly Miller, their heirs and assigns, forever; and I, Alice T. Sansom, married do 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of April, 2004.

Alice T. Sansom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alice T. Sansom, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of April, 2004.

NOTARY PUBLIC

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: ~~11/27/2004~~ 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 66,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2004.

NOTARY PUBLIC
My Commission Expires: ~~11/27/2004~~ 3-25-06

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE