47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/04 14:50 2pgs
Fees:13.00 Taxes:238.65

20040609-0068379

G-2339-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

X Dale H. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2004

Kathy J. Byers
Notary Public

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 9-24-05
(AFFIX SEAL)

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires September 24, 2005

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale Hemmerly Miller (NAME)	New Owners (NAME)	MAP 72-14
1322 General MacArthur Dr. (ADDRESS)	(ADDRESS)	PARCEL 118
Brentwood, TN 37027 (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, Roger Costa and Roy Napper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale Hemmerly Miller and wife, Susan R. Miller

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:

LAND in Davidson County, Tennessee, being Lot No. 17 and the east 7-1/2 feet of Lot No. 16 and the west 11.25 feet of Lot No. 18 on the Plan of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee, to which reference is here made.

BEING the same property conveyed to Roger Costa and Roy Napper, by deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7848, Page 432, Register's Office for Davidson County, Tennessee.

This property has never been the residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 1204 Chester Avenue, Nashville, TN 37206
(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 our hand s this 7th day of June, 2004

Roger Costa
Roger Costa

Roy Napper
Roy Napper

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Costa and Roy Napper

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of June, 2004.

Commission expires 9-24-05

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public