Davidson County DEEDWARR
Recvd: 06/28/04 15:39 2pgs
Fees:13.00 Taxes:636.40

20040628-0076635

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$172,000.00**.

Deborah L Cable
Affiant

Subscribed and sworn to before me, this the 11th day of June, 2004.

Linda J. Norvell
Notary Public

My commission expires: 10-3-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren M. Rickels	**REGIONS BANK**	**173-11-A 020.00**
2057 Stanford Village Drive	**500 CORPORATE CENTRE DRIVE**	
Antioch, TN 37013	**FRANKLIN, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Timothy H. Miller and wife, E. Tristen Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren M. Rickels and husband, Ryan C. Rickels

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, TN, being Lot No. 34 of Stanford Village Subdivision, Section One, of record in Instrument #200002040010260 and Instrument #200002040010261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy H. Miller and wife, E. Tristen Miller by deed from Beazer Homes, Inc. d/b/a Phillips Builders, Inc. of record in Instrument #20010704-0071247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **2057 Stanford Village Drive, Antioch, TN 37013**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 11th day of June, 2004.

Timothy H Miller by E Tristen Miller atty in fact
Timothy H. Miller

E Tristen Miller
E. Tristen Miller

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name **E. Tristen Miller, married,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **11th** day of **June, 2004.**

Linda J. Norvell
Notary Public

My Commission Expires: 10-3-06

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared E. TRISTEN MILLER with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for TIMOTHY H. MILLER, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of TIMOTHY H. MILLER the within named bargainor(s) by the said E. TRISTEN MILLER as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 11th day of JUNE, 2004.

Linda J. Norvell
NOTARY PUBLIC

My Commission Expires: 10-3-06

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN