Davidson County DEEDWARR
Recvd: 07/06/04 09:38 2pgs
Fees:13.00 Taxes:544.83
20040706-0079699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,250.00.

Subscribed and sworn to before me, this 14th day of June, 2004.

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2006

Affiant

My Commission Expires:

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES
1418 WEST MAIN STREET
SUITE B
LEBANON, TN 37087

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: MARK MILLER		NAME: MARK MILLER	
STREET ADDRESS: 314 SOUTH 17TH STREET		STREET ADDRESS: 314 SOUTH 17TH STREET	
CITY: NASHVILLE	STATE: TENNESSEE	CITY: NASHVILLE	STATE: TENNESSEE
ZIP CODE: 37206		ZIP CODE: 37206	
MAP & PARCEL NO.: 083-14-0 238.00			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SARA R. SCHUTZ AND GREGORY J. SCHUTZ, WIFE AND HUSBAND

HEREINAFTER CALLED GRANTORS HAVE, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO MARK MILLER, AN UNMARRIED MAN

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the southerly 37.0 feet of Lot No. 93, and the northerly 13.0 feet of Lot No. 94 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 93 and 94 front together 50.0 feet on the westerly side of South 17th Street and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Sara R. Schutz and husband, Gregory J. Schutz by Warranty Deed from Lisa D. Gilley, unmarried, dated 04/26/2001, recorded 04/30/2001, as Document No. 20010430-0043001, in the Register's Office of Davidson County, Tennessee Records.

THIS IS IMPROVED PROPERTY KNOWN AS 314 SOUTH 17TH STREET, NASHVILLE, TN. 37206

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEE 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 GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS OUR HANDS THIS 14TH DAY OF JUNE, 2004.

SARA R. SCHUTZ

GREGORY J. SCHUTZ

State of TENNESSEE } ss
County of DAVIDSON

On this the 14th day of June, 2004, before me, the undersigned Notary Public, personally appeared **Sara R. Schutz and Gregory J. Schutz**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 8/10/2005

WARRANTY DEED