Davidson County DEEDWARR
Recvd: 07/28/04 09:17 2pgs
Fees:13.00 Taxes:310.80
20040728-0090033

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Equity Trust Co. Custodian FBO Richard S. Wofford IRA	New Owner	Map 119-1
5543 Edmondson Pike #69		Parcel 415
Nashville, TN 37211		26 12014

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nellie Virginia Miller, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Equity Trust Co. Custodian FBO Richard S. Wofford IRA** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Barbara Heights, Section I as of record in Book 3842, page 258, Register's Office for said County.

Said Lot No. 1 is described as follows:

Beginning at a point in the northerly margin of Valeria Street, said point being the common front corner of Lot Nos. 1 and 2; thence with the line between said lots, northwardly 155.99 feet to a point; thence in a westerly direction a distance of 59.0 feet to a concrete monument in the easterly margin of a 12 foot alley; thence in a southerly direction South 0 degrees 15' east along the said easterly margin of said 12 foot alley a distance of 136.26 feet to a concrete monument, which is beginning of a curve; thence in a southeasterly direction around said curve a distance of 31.57 feet to a concrete monument in the northerly margin of Valeria Street; thence in an easterly direction 37.22 feet along said easterly margin of Valeria Street to the point of beginning.

Being the same property conveyed to J. V. Glenn Miller and wife, Nellie Virginia Miller, by deed of record in Book 4493, page 717, said Register's Office for Davidson County, Tennessee. The said J.V. Glenn Miller having since died on June 9, 2003 and upon his death, title was vested in Nellie Virginia Miller as the sole surviving tenant by the entirety.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 3842, page 258, said Register's Office.

This is improved property commonly known as 116 Valeria Street, Nashville, Tennessee 37210.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $84,000.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2004.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of July, 2004.

Nellie Virginia Miller

Nellie Virginia Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nellie Virginia Miller with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of July, 2004.

Notary Public

My Commission Expires: 9/22/07