Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Susan Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 08/24/04.

Notary Public

MY COMMISSION EXPIRES: 9-2[illegible]-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON

Davidson County DEEDWARR
Recvd: 08/25/04 09:05 2pgs
Fees:13.00 Taxes:257.15
20040825-0102495

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Henderson (NAME)	**Susan Henderson** (NAME)	**92-13-388.00**
3401 Dakota Avenue (STREET ADDRESS/ROUTE NUMBER)	**3401 Dakota Avenue** (STREET ADDRESS)	
Nashville, TN 37209 (CITY/STATE/ZIP)	**Nashville, TN 37209** (CITY/STATE/ZIP)	

FOR AND IN 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, I,

Floyd Miller

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Henderson, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot Number 134 on the Map of Hortense Place, of record in Plat Book 161 at page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Floyd Miller, by deed from McKinley Fred Johnson, dated March 13, 1998, recorded March 16, 1998, of record in Book 10839, page 887, Register's Office for Davidson County, Tennessee.

NOTE: The subject property is not and has never been the marital residence of the Grantor, nor his spouse, and as such is not subject to homestead or other marital interest as contemplated by the Tennessee Code Annotated or at common law.

Subject to the following: easements, setback lines and restrictions of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning and/or health department regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; property taxes for current year were prorated as of date of deed and assumed by Grantee.

This is unimproved ( )
improved (X) property, known as **244 35th Ave. No.** (House Number/Street) **Nashville** (City/Town) **TN** (State) **37209** (Postal Code)

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, their 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, 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 my hand this 24th day of August, 2004.

Floyd Miller
FLOYD 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 named **Floyd Miller,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____he____ executed the within instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal at **Brentwood**, **TN**, this **08/24/04**.

Notary Public

Commission Expires: 9/25/04